Donald Insall Associates

Northumberland Development Project

Heritage Statement

For Tottenham Athletic Football Club Limited

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1.0 Legislative Provisions and Historic Building Analysis & Advice

1.1 Introduction

The Application Site and the Consented Scheme

1.1.1 Donald Insall Associates was commissioned in June 2014 by Tottenham Athletic Football Club Limited (THFC) to assist them in the preparation of proposals for the redevelopment of the Club's stadium and environs. The application site is defined by Park Lane to the south, Worcester Avenue to the east, Tottenham High Road to the west, and Northumberland Park to the north. The red line site boundary is shown on the plan at Appendix I.

1.1.2 The football stadium stands at the southern end of the site immediately abutting Park Lane, Worcester Avenue and Paxton Road, the latter running east to west across the application site. The stadium is adjoined to the west by a large car park and low-quality temporary structures associated with the football ground. At the eastern boundary of the application site, between the stadium car park and the High Road are four historic buildings: Warmington House 744 High Road, which is statutorily listed at Grade II and three locally listed buildings; 746, 748 and 750 High Road.

1.1.3 At the north-western corner of the application site is the historic terrace known collectively as the Northern Terrace. This comprises Nos.790-814 High Road, including the Northumberland Terrace, Nos.794-802 (even) High Road, 804-806 High Road, 808-810 (even) High Road and 814 High Road. Separate listed building consent and planning applications (Refs: HGY/2015/1488 and HGY/2015/1490) have been approved by Haringey Council for the conversion and reuse of Percy House at 796 High Road, listed at Grade II*, as the Tottenham Hotspur Foundation. Separate applications will soon be submitted by the Club for the conversion and reuse of 810 High Road, also Grade II*, as a café and art gallery.

1.1.4 Planning permission, conservation area consent and listed building consents for the redevelopment of the new THFC stadium in Tottenham were granted in 2011. These consents, along with the compulsory purchase order (CPO) confirmed by the Secretary of State in 2014, provide the opportunity for THFC to remain in its historic location.

1.1.5 A statutory challenge to the CPO and protracted legal proceedings by the last remaining land owner have however meant that the Club has been unable to implement its consented stadium scheme for several years. The consented scheme also dates back to a concept from 2007, which responded to a quite different social, economic and planning context. THFC have therefore developed a new scheme that responds to its current context, which is also better understood.

1.1.6 The delay and changing circumstances have made it necessary for THFC to evolve the stadium design in response to a number of determining factors, including the fall out following very well publicised riots in 2011. It has done so with the benefit of a new leading design team that has been able to approach some of the more difficult design challenges - including how a new stadium relates to its heritage context – a fresh. The Club appointed Populous in respect of the stadium design; Allies & Morrison in respect of the mixed-use Southern Development; and Donald Insall as heritage architect – all market leaders in their respective fields.

Summary of the Proposals

1.1.7 The proposals, designed by architects Populous, are described in the accompanying Design and Access Statement. They include the demolition of the current stadium and the construction of a new 61,000 seating capacity stadium; an adjoining 180 bedroom hotel at the junction between the High Road and Park Lane; an Extreme Sports centre on the eastern side of the proposed hotel on Park Lane, and a museum and visitor centre, the Tottenham Experience, fronting the High Road at the south-western corner of the site. The Tottenham Experience will incorporate Warmington House at 744 High Road, and architects Donald Insall

Associates have collaborated with Populous to provide the proposal drawings for the restoration and re-use of this Grade-II listed building.

1.1.8 The proposals also include an outline application for four new residential buildings designed by architects Allies and Morrison. Situated at the south-eastern corner of the site, these will range in height from 16 to 32 storeys and accommodate 585 new homes, including affordable housing. Within the residential quarter there would also be commercial space fronting Park Lane and Worcester Avenue and a proposed health centre. The design rationale for the proposed residential buildings is also explained in the accompanying Design and Access Statement.

1.1.9 In addition to the current stadium, the proposals include the demolition of three historic buildings on the site, the former Tottenham and Edmonton Dispensary (746 High Road) the Red House (748 High Road) and the White Hart Public House (750 High Road). These buildings, which are not statutorily listed but are included on the London Borough of Haringey Council's local list, are located north of Warmington House. They would be replaced by the proposed Tottenham Experience building, with elements of the Red House and Dispensary building that are of historic and architectural interest salvaged and re-located within the proposed museum.

The Content of the Heritage Statement

1.1.10 The investigation completed for this Heritage Statement has comprised historical research, using both archival and secondary material, and site inspections. The Statement is informed by a Conservation Management Plan (CMP) for North Tottenham produced by Donald Insall Associates on behalf of the Club in 2014. This assessed the built heritage in and within the environs of the proposed stadium redevelopment area, including the majority of the North Tottenham Conservation Area and its environs from the northern end of the conservation area to the junction between the High Road and Ruskin Road. The CMP informed a review of opportunities for change to the buildings; streetscape and public realm. This included where there might be scope for improvements or redevelopment which will contribute towards the long-term strategy for the regeneration of North Tottenham High Road and its environs.

1.1.11 An illustrated history of the site and its buildings, and of the wider area affected by the proposed development on the site, with sources of reference and bibliography, is included in Section 2 of this report; the site survey findings are in Section 3. The historical and architectural significance of the buildings on the site and of the heritage assets affected by the proposed development is set out below. Section 4 provides a justification for the proposals according to the relevant legislation and planning guidance.

1.1.12 The investigation and this report were undertaken by Peter Riddington, Joanne Fisher and Joanna Kelly of Donald Insall Associates.

1.2 Legal Status of the Site and of the Wider Area Affected by the Proposed Development

1.2.1 Planning permission, conservation area consent and listed building consents for the redevelopment of the new THFC stadium in Tottenham were granted in 2011. These consents, along with the compulsory purchase order (CPO) confirmed by the Secretary of State in 2014, mean that THFC are able to lawfully implement the consented scheme. The majority of the buildings consented for demolition, including those fronting the High Road north of 750 High Road, have now been demolished and the basement-level works are under way.

1.2.2 The western edge of the application site, including the buildings forming part of the Northern Terrace (794-814 High Road) and the four historic buildings at 744-750 (even) High Road, is in the North Tottenham Conservation Area. The North Tottenham Conservation Area is one of seven conservation areas, designated by the London Borough of Haringey (LBH), forming part of the 'Tottenham High Road Historic Corridor' which

stretches approximately 3.7km between Enfield to the north and Stamford Hill to the south. The recent consented demolitions, including the removal of the Grade-II listed Fletcher House, mean that in its current form the stretch of the conservation area included within the site is generally of poor quality and detracts from the character of the conservation area and the setting of nearby listed buildings in the conservation area.

1.2.3 The Northern Terrace incorporates seven listed buildings (excluding Dial House and 792 High Road which are not part of the application site but are also listed). Three of these – 796 (Percy House), 808 and 810 High Road are listed at Grade II* and four at Grade II. Warmington House at 744 High Road is also a Grade-II listed building. The statutory listing descriptions for Warmington House and for the Northern Terrace buildings are included at Appendix II.

1.2.4 The former White Hart Public House, Red House and Tottenham and Edmonton Dispensary at 746-750 (even) High Road are all included on the London Borough of Haringey Council's local list and are therefore considered to be non-designated heritage assets.

1.2.5 In addition to the North Tottenham Conservation Area, there are a number of other designated conservation areas from which the proposed development on the application site will be partially visible. These comprise Scotland Green, Bruce Grove, and Tottenham Green Conservation Areas to the south of the site, all three of which form part of the 'Tottenham High Road Historic Corridor', and the Bruce Castle, Tottenham Cemetery and Alexandra Park and Palace Conservation Areas to the west. The impact of the proposed development on the wider setting of these conservation areas, and consequently on the wider setting of any listed buildings and non-designated heritage assets in each conservation area, has been assessed as part of this Heritage Statement by using the verified views by INK included in the application documents. The full assessment is included at Appendix III but within the main body of this document its conclusions are summarised.

1.2.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas and state that new development should preserve the special architectural or historic interest of listed buildings or their setting and preserve or enhance the character and appearance of conservation areas.

1.2.7 The Barnwell Manor and Forge Field judgements provided detailed consideration of the overarching statutory duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve listed buildings and their setting and to preserve or enhance the character or appearance of conservation areas. The judgements concluded that any harm to the significance of a listed building or conservation area would engage a strong presumption against the grant of planning permission, and that considerable importance and weight must be accorded to this harm. Paragraph 28 of the judgement of Sullivan LJ on the Barnwell Manor Decision stated the following with regard to the presumption against the grant of planning permission:

> If the harm to the setting of a Grade I listed building would be less than substantial that will plainly lessen the strength of the presumption against the grant of planning permission (so that the grant of planning permission would no longer have to be 'wholly exceptional'), but it does not follow that the 'strong presumption' against the grant of planning permission has been entirely removed.

1.2.8 In the Forge Field case the judgement of Lindblom, J. stated of the presumption against the grant of planning permission imposed by the Act that:

> It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike a balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

1.2.9 The demolition of a building in a conservation area, and the construction of new development in a conservation area or within the setting of a conservation area or listed building requires planning permission, while proposals that would affect the character of a listed building require listed building consent. In order for a local authority to consider granting such consents, the proposals must be justified according to the government policies on the historic environment set out in the National Planning Policy Framework (NPPF).

1.2.10 The key message of the NPPF is the concept of 'sustainable development'. The NPPF requires that heritage assets (a term that, with regard to UK planning legislation, includes listed buildings, conservation areas, and unlisted buildings of local importance) should be conserved in a manner 'appropriate to their significance.' It also notes the desirability of 'sustaining and enhancing the significance' of heritage assets and of putting assets to viable uses 'consistent with their conservation.'

1.2.11 With regard to designated heritage assets, such as listed buildings and conservation areas, the NPPF recognises the 'positive contribution that the conservation of heritage assets can make towards economic vitality'. However, it also recognises that, in some cases, proposals can lead to a heritage asset losing significance.

1.2.12 The NPPF thus requires that the 'public benefits' of a proposal – which include securing the optimum viable use of a heritage asset – should outweigh any 'less than substantial' harm caused to the significance of a designated heritage asset. Should it be considered that a development proposal will result in 'substantial harm' to a designated heritage asset, the NPPF requires that local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

1.2.13 With regard to non-designated heritage assets, such as locally listed buildings or buildings that make a positive contribution to the character of a conservation area, the NPPF states that in assessing the impact of a proposal 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

1.2.14 The NPPF advises local planning authorities to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

1.2.15 Policy SP12 of the London Borough of Haringey's Local Plan Strategic Policies 2013 – 2026 (March 2013), relates to conservation and states that 'the historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change'. It also states that where possible, development should help increase accessibility to the historic environment and that it should protect key local views. In relation to development adjacent to the Tottenham High Road Historic Corridor, policy SP12 states that the Council will 'seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.'

1.2.16 The London Borough of Haringey's Unitary Development Plan (July 2006) contains additional policies, saved in March 2013, relevant to the historic environment. These include policies CSV4 and CSV5 in relation to alterations and extensions to *listed building*s and conservation areas respectively. Policy CSV4 requires that alterations or extensions to listed buildings are necessary, relate sensitively to the building and do not adversely affect its setting. Alterations and extensions to conservation areas are required to preserve or enhance the character of the conservation area and retain or reinstate characteristic features. With regard to ***demolition*** in conservation areas, Policy CSV7 states that the council will seek to protect buildings in conservation area*s by refusing applications for their demolition* if it would have an adverse impact on the character and appearance of the conservation area. This policy also states that the council may consider demolition acceptable if it would result in *substantial community benefit*.

1.2.17 Copies of the relevant legislative provisions and planning policy are included in Appendix IV.

1.3 Significance of the Site and of the Heritage Assets in the Wider Area Affected by the Proposed Development

Summary Significance of the Site

1.3.1 The majority of the area of the application site north of Paxton Road has been cleared in accordance with permitted applications HGY/2010/1000, HGY/2011/2350, and HGY/2011/2351 and in its current, temporary, form detracts from the setting the of the North Tottenham Conservation Area, and from nearby listed buildings and non-designated heritage assets in the conservation area.

1.3.2 The football stadium stands at the southern end of the site adjoined to the west by a large car park and smaller temporary structures associated with the football ground. None of these structures are of any historic or architectural interest. The Tottenham Hotspur football stadium, originally built replacing temporary stands in the early-20th-century was altered several times over the following decades and substantially rebuilt in the 1980s and 1990s. It is therefore a product of evolutionary change rather than of a single architectural design as it was altered and enlarged over time to accommodate changes in regulations and the football club's growing fan base. This is evident in the contrasting materials and its rather awkward composition. Originally concealed in most views from the High Road, the stadium has been exposed by the recent demolitions and currently detracts from the setting of the conservation area. It has no intrinsic architectural value but as the home of the football club is of exceptionally strong cultural and communal value.

1.3.3 The listed buildings comprising the Northern Terrace and Warmington House at 744 High Road are of high architectural and historic significance both individually and for their contribution to the character and appearance of the North Tottenham Conservation Area. Overall, the locally listed buildings at 746, 748 and 750 High Road also make a positive contribution to the conservation area and are therefore significant as non-designated heritage assets. An individual summary of the significance of these buildings is provided below.

The Northern Terrace, 794-814 High Road

1.3.4 No. 796 High Road (Percy House), together with Dial House at 790 High Road (which is excluded from the application site but forms part of its immediate setting), is a Grade II* listed building that makes a positive contribution to the conservation area. Grade II* buildings comprise only 5.5% of all listed buildings and No. 796 and Dial House are therefore considered to be of 'more than special interest'. Nos. 792, 794, 798, 800 and 802 High Road are all Grade II listed buildings that also make a positive contribution to the conservation area. Dial House is a comparatively rare survival which is outwardly reasonably intact and although the interior was substantially altered following a fire in 1982, its early origins and handsome exterior merit its listed status. It occupies a prominent location within the street scene, standing proud of the rest of the Northern Terrace and immediately adjoining the pavement. Percy House is highly significant as a relatively unaltered example of an early Georgian house. It is representative of the wealth and social status of the Tottenham High Road in the Georgian period, while its separately Grade II* listed entrance gates and piers are an important survival from the initial rise in the social status of Tottenham in the 17th-century.

1.3.5 Nos. 792, 794, 798, 800 and 802 are significant both for their architectural quality and for their historic value. They are early surviving examples of Georgian architecture that are representative of the wealth and social status of the Tottenham High Road in the Georgian period. The surviving grand classical doorcases in particular allude to this affluent past. The potential for archaeology on and around the site of the terrace is considerable.

1.3.6 No.804-806 High Road and 814 High Road, constructed in the late 19th century and 1905 respectively, are not statutorily listed but overall make a positive contribution to the character and appearance of the conservation area. No.814 is included on Haringey Council's local list. Constructed during the Edwardian period as a bank, the design of No.814 reflects this original role and it has a prominent corner location at the junction between the High Road and Northumberland Park.

1.3.7 The rear setting of the Northern Terrace has been substantially altered and, with the exception of the remaining legible historic rear plots, does not contribute significantly to the significance of the buildings. The rear elevations of the entire terrace are marred by later extensions, satellite dishes, bars to windows, unruly foliage and unsightly fire escapes. Some of the original rear garden plots have been replaced by a car park, with the rear gardens to the south of the terrace paved over and left untended.

Warmington House, 744 High Road

1.3.8 Warmington House is a Grade-II listed building that, as described above, makes a positive contribution to the significance of the North Tottenham Conservation Area. The building is significant both for its architectural quality and for its historic value. Constructed in 1828, it is representative of the early development of Tottenham in the early-19th century when the area remained a wealthy residential address, and also has historic value for its association with the engineer J. A. Prestwich, whose family lived in the building for a number of years.

1.3.9 The front elevation of Warmington House is relatively plain and in its current condition, with boarded windows, failing stucco peeling from the walls and poor-quality exposed brickwork resulting from its lack of a viable use and the recent demolition of 744A and 742 High Road, its appearance arguably detracts from the character of the conservation area. The return elevations comprise plain brickwork with a single high-level window, the lack of openings to these secondary elevations being indicative of the former abutting buildings which are also evident in the scarred brickwork. The rear elevation is also relatively plain but incorporates an attractive arched central staircase window and some original sashes.

1.3.10 Much of the original plan form and original fixtures and fittings survive internally including the original staircase, joinery and decorative plaster ceilings. The interior has, however, been subject to some change, particularly on the ground floor which has been substantially altered as a result of commercial use. There are also modern additions on the upper floors and many of the original panelled doors have been removed.

1.3.11 The building has no meaningful setting and this compromises its overall significance. Warmington House was constructed as a detached villa with a long rear garden plot and an enclosed forecourt. Between 1844 and 1864 a villa of similar-sized plan form was constructed immediately adjoining the southern elevation of Warmington House, infilling the gap between the building and a third villa to the south that is also depicted on the 1844 map. The villa adjoining Warmington House was demolished and replaced by a new infill building, also immediately abutting Warmington House, between 1935 and 1955 and this later building was demolished in 2014 as part of the THFC stadium development proposals consented in 2011.

1.3.12 Warmington House was abutted by smaller buildings on the northern side in the mid-late-19th century and its northern return elevation has been concealed in views from the High Road since at least 1864 when the original neighbouring dispensary building, demolished and replaced by the current dispensary on the same site c.1906, was built. Warmington House effectively formed part of a terrace in views from the High Road on its northern side from the early-20th-century (pre-1935) when No.744A was built. This addition was also demolished recently as part of the consented THFC stadium development leaving Warmington House detached in the streetscape.

1.3.13 The historic rear setting of the listed building was altered by the construction and expansion of the adjoining stadium and its associated grounds. There is now no evidence of the former rear garden to Warmington House, as the rear plot has been subsumed into the THFC car park. The THFC stadium is visible in views of the building looking east, north east and south east across the High Road and has a negative impact on the wider setting of the listed building. The forecourt area has a concrete surface and a low modern boundary wall and also detracts in views along the street.

The Locally Listed Buildings

1.3.14 Overall, the three locally listed buildings on the site make a positive contribution to the conservation area but there are elements of each building that detract from its character and appearance. A detailed breakdown of the individual significance of these buildings as non-designated heritage assets and of their contribution to the North Tottenham Conservation Area is provided below.

The former Tottenham and Edmonton Dispensary, 746 High Road

1.3.15 The former Tottenham and Edmonton Dispensary, constructed in c.1906, is a locally listed building that makes a positive contribution to the North Tottenham Conservation Area. The historic significance of the building lies in its original use as a dispensary and its connection to an aspect of the early development of healthcare in England before the establishment of the National Health Service in 1948. As an early provider of health care, this building would have been important to the local community, but has not been used as a dispensary for decades and is currently vacant with the windows boarded.

1.3.16 The principal red brick and Portland stone façade to the High Road is of architectural significance and the ground-floor shopfront is of particular merit. This shopfront is of an attractive design, constructed in high-quality stone and forming an important link with the building's original use. To the rear there is a utilitarian two-storey extension that detracts in views from the High Road through the gap between the Dispensary and Warmington House. The southern return elevation of the building, recently exposed by the demolition of 744A High Road as part of the 2011 consented stadium development proposals, also detracts in views north along the High Road.

1.3.17 The interior of the building makes no contribution to the conservation area. Some original fixtures and fittings remain including the primary and secondary staircases, architectural mouldings at first-floor level and mosaic floor and glazed wall tiling on the ground floor; these are typical of the building's period and of no particular quality. A number of the chimneypieces have been removed and some modern ceilings and partitions inserted.

1.3.18 The former rear plot has been subsumed into the THFC car park, although has been recently divided from it by a modern security fence. The demolition of 744A has also compromised the streetscape setting of the building leaving the scarred southern elevation exposed and revealing the utilitarian rear extension in views from the High Road. It would not be an exaggeration to say that the building currently has no meaningful setting.

The Red House, 748 High Road

1.3.19 The Red House is a locally listed building that makes a positive contribution to the North Tottenham Conservation Area. The architect of 748 High Road and the exact date of its construction are unknown but historic photographs and records help to determine the date of the building as c. 1878-80.

1.3.20 The Red House has historical significance for its origins as a coffee house and association with the late-19th-century temperance movement which sought to provide an alternative to the public house as a meeting point for the working classes. The building also has historic and communal value for its association with Tottenham Hotspur Football Club from 1922. In particular it is significant for its use as the office of Bill Nicholson OBE (1919-2004), the celebrated football player, coach and, most famously, manager of Tottenham Hotspur from 1958 until 1974.

1.3.21 The three-storey Red House is constructed in the Queen-Anne style of red brick with steep-pitched slate roofs and two street facing elevations addressing its corner plot at the junction between the High Road and Bill Nicholson Way. The building has some architectural significance but this has been reduced by the replacement of the original ground-floor coffee house frontage with a less attractive brick elevation that relates awkwardly to the rhythm of bays on the upper floors. The mid-20th-century replacement oriel window on the first

floor is of poor quality and also detracts. To the rear, southern elevation, of the building there is a single-to-two-storey extension which is particularly unsightly and blocks in the windows of the original rear elevation, which itself is very plain and was never of any particular architectural merit, while to the southern elevation there is an ugly concrete-clad structure, which presumably encases pipe work or a duct and runs the full height of the building, protruding above the roofline. These later alterations detract from the building's contribution to the North Tottenham Conservation Area.

1.3.22 The interior of the building, which makes no contribution to the character of the conservation area, has been substantially altered and subdivided, apart from the first-floor front room which remains intact and has some historic significance in retaining fixtures and fittings that could date from the original use of the building. These include polished dark-wood panelling, a dentil cornice and chimneypieces at either end of the room which was presumably the room in which coffee and meals were served in the building's original incarnation as a coffee house. This room also has some historic and communal significance in its later use as the office of the Tottenham Hotspur manager Bill Nicholson, a much-admired key figure in the history of the Club.

1.3.23 The setting of the building has been considerably compromised by the development of the THFC car park to the rear. A modern fence has been erected dividing the area at the rear from the main car park and in its current situation the building has no meaningful setting.

The former White Hart Public House, 750 High Road

1.3.24 The former White Hart Public House is a locally listed building that makes a positive contribution to the North Tottenham Conservation Area. The significance of the former White Hart Public House lies in its construction as an 'improved' public house in direct response to the growth of the Tottenham Hotspur Football Stadium. However, as the stadium has continued to grow the building has become redundant and has long since lost its association with the club. The building is typical of the late-Victorian/early-Edwardian period and has some architectural quality.

1.3.25 Although overall it makes a positive contribution to the street scene, changes to the setting of the building have compromised its contribution to the character of the conservation area and elements of its exterior, including the modern shop front signage, bulky security grille boxes and the exposed northern return elevation, detract from the character and appearance of the conservation area. The rear of the building is very plain and has been altered in recent times by the demolition of the former rear single-storey wing which had a gabled front to Bill Nicholson Way. The rear elevation was never of any particular architectural merit and later alterations to it have resulted in an elevation that detracts from the character of the conservation area.

1.3.26 Internally the building is of little architectural or historic interest, and the interior makes no contribution to the character of the conservation area. There is a modern ground-to-first-floor staircase inserted at the front of the building, and the original rear staircase has been altered on the second floor where it has been boxed in by later alterations to the plan form. The ground floor bar area does not retain any historic fixtures or fittings and is in poor condition. On the upper floors a number of Edwardian chimneypieces remain as well as some original joinery in places such as cornicing etc. but otherwise these upper floors are in a poor condition and blighted by modern fixtures and fittings.

1.3.27 The setting of the building and its relationship to the streetscape has been substantially altered as a result of the recent developments associated with the construction of the new stadium. The building was designed as part of a terrace stretching to the north and was not intended to address the street as a detached building. This is particularly clear in views south along the High Road in which the exposed northern return elevation of the building detracts from the character of the conservation area. The front elevation is angled to address the corner with Bill Nicholson Way, but the composition of the corner building is clearly compromised by the lack of an adjoining building to the north. At present there is a temporary structure in the immediate foreground of the rear setting of the building, erected by the football club. In its current situation the building has no meaningful setting.

Significance of the North Tottenham Conservation Area

Introduction and Summary of Key Significance

1.3.28 The following assessment of the significance of the North Tottenham Conservation Area provides a summary of the key significance of the area, both in the context of the wider 'Tottenham High Road Historic Corridor' and in terms of the particular significance of the buildings within the conservation area boundary. In addition to the significance of the general character of the area, including important areas of public realm, the architectural and historic significance of the buildings is assessed by building period. The less tangible cultural significance and communal value of the buildings in the conservation area and their social history is also assessed.

1.3.29 The heritage significance of the North Tottenham Conservation Area, into which the western edge of the application site extends, can be summarised as follows:

High significance:

- Tottenham Hotspur Football Stadium, 'White Hart Lane', and Tottenham Hotspur Football Club have been established in Tottenham for over 130 years. The world-renowned Spurs club are synonymous with the cultural history of the area.

- The High Road and White Hart Lane in the context of the historic road network. The High Road follows the route of the Roman Ermine Street, the ancient route from London to the north, while White Hart Lane was established in the medieval period as the route from the High Road to Wood Green and the west.

- The remaining 18th-century buildings, including those within the Northern Terrace, are mostly statutorily listed and are of national importance with three designated at Grade II* being of 'more than special interest'. Their relatively unaltered principal elevations contribute positively to the character of the conservation area and the buildings provide an important historic link with Tottenham's Georgian past as a wealthy residential address for city merchants.

- The statutorily listed early-19th-century buildings, including Warmington House at 744 High Road, and the Grade II listed, late-19th-century St Francis de Sales Church, are also of high architectural and historic significance.

Significant:

- The unlisted Victorian and Edwardian architecture in the area, including 746, 748 and 750 High Road, is collectively significant being representative of the growth of Tottenham following the establishment of the railways. The railway and associated industrialisation saw a shift in the social status of the area from an enclave of the upper classes to a middle and working class suburb.

- Those buildings that are of significant cultural heritage value. These include the schools, churches, chapels, public houses, the Coombes Croft Library and the Tottenham Community Sports Centre. The latter interwar building, together with Nos. 684 and 636 – 638 High Road also has intrinsic architectural significance, their front façades of all three buildings being of a handsome design.

- The historic green fronting the Sports Centre and Numbers 705 and 707 High Road was established in the early-19th century and is the only significant historic open space in the North Tottenham Conservation Area.

Low significance:

- The post-war buildings in the conservation area are generally of low significance and either make a neutral contribution to or detract from the character of the conservation area and/or streetscape. The majority of the buildings from this period also have low communal value.

- A number of historic buildings in the conservation area have modern rear extensions and/or modern shop fronts and fenestration that detract from the overall appearance of the buildings and collectively result in substantial harm to the character of the conservation area.

Architectural and Historic Significance of the Buildings in the Conservation Area

1.3.30 The buildings in the conservation area can be divided into six principal periods comprising the following:

- 18th-century town houses.
- Early-19th-century town houses, some with later shop fronts added.
- Mid-late-19th-century terraced houses and public/commercial buildings.
- Edwardian (1900-1910) commercial and residential buildings.
- Interwar terraced houses and public/commercial buildings.
- Mid-late 20th-century residential, commercial and public buildings.

1.3.31 The buildings are described below in terms of their architectural and historic significance and in terms of their contribution to the character and appearance of the North Tottenham Conservation Area and its setting.

18th-Century Buildings

1.3.32 The early-mid-18th-century buildings along the High Road are of high architectural and historic significance. They are representative of the early development of Tottenham High Road as a wealthy residential address for City merchants, commemorating the high social status of these early occupants and the historic connection between Tottenham and the expanding City of London.

1.3.33 The architectural and historic significance of the 18th-century buildings in the North Tottenham Conservation Area is reflected in the fact that all but two are statutorily listed and are therefore considered to be of national importance. Their architectural significance lies in both their contribution to the streetscape, with the front elevations remaining largely unaltered and, in most cases in their historic interiors, which survive to varying degrees and include original plan form and fixtures and fittings. The exception to the latter is Dial House (790 High Road) which, due to a fire in the 1980s has lost the majority of its historic interior. The building nevertheless still merits statutory listing and given its particularly early origins, it is thought to date from 1691 and incorporate fabric from an earlier 17th-century building, on balance the Grade II* designation of Dial House remains justified.

1.3.34 Numbers 796 (Percy House) and 808-810 (a pair of symmetrical houses) are also listed at Grade II*. Percy House and 808-810 High Road date from 1750-2 and c.1715-20 respectively and all three buildings, unlike Dial House, retain original internal fixtures and fittings of high significance.

1.3.35 Dial House together with Numbers 792 and 794-802 (even), the latter being collectively known as ‘Northumberland Terrace’, form a striking group in the streetscape and form an attractive termination to the view east along White Hart Lane.

Early-19th-Century Buildings

1.3.36 The majority of these buildings are also statutorily listed at Grade II, only three are not and these have

been identified by LBH as locally listed buildings. The early-19th-century buildings comprise 695-697, 705, 707, and 797-799 on the western side of the High Road, and 744 (Warmington House) and 822 on the eastern side. There are also some early-19th-century buildings along White Hart Lane including the 'wings' flanking The Grange and Numbers 7, 2-4 and 6a at the eastern end of the road.

1.3.37 These buildings are also representative of wealthy residential settlement prior to the establishment of the railway which initiated a shift in the social status of North Tottenham from an enclave of the upper classes to a middle and working class suburb. They contribute positively to the streetscape, although the modern shopfront and replacement windows at Number 2 White Hart Lane detract from the overall appearance of the building. Those buildings that are listed are likely to retain significant historic interiors.

Mid-Late-19th-Century Buildings

1.3.38 These buildings are the most prevalent along the High Road. They mostly comprise terraced buildings with retail/commercial units on the ground floor and residential flats above but also include a public house, a former bank, St Francis de Sales Church, Tottenham Baptist Church and the station building at White Hart Lane.

1.3.39 The mid-late-19th century buildings in the conservation area represent the marked growth in the population of North Tottenham resulting from the establishment of the railways, and in particular the opening of the Great Eastern Railway in 1872. The rail network encouraged the growth of manufacturing companies in the area, bringing significant social and economic change. The population of lower-middle and skilled working classes increased stimulating demand for new residential, public and commercial buildings.

1.3.40 As is typical of the period, the buildings vary in architectural quality. Only one building – Tottenham Baptist Church - is included on the statutory list (at Grade II). None of the other buildings merit statutory listing but the majority make a positive contribution to the conservation area and many are included on the Council's local list. The positive contribution of the Victorian terraces to the character of the conservation area, and in particular to the public realm along the High Road and White Hart Lane, is marred in many cases by the addition of unattractive modern shop fronts and signage and by replacement fenestration that is not in keeping with the character and date of the building.

Buildings Constructed 1900-1910

1.3.41 There are six buildings from this period in the conservation area, all adjoining the High Road. Those on the east side of the High Road comprise the terrace at 840-850 High Road, Numbers 750 (the former White Hart Public House) and 746 (the former Tottenham and Edmonton Dispensary). On the west side of the High Road are 801-805 (incorporating the Bricklayer's Public House), 814 High Road (originally a bank) and a former public house with a mock-Tudor façade at 841-843 High Road.

1.3.42 The buildings are representative of commercial development along the High Road in the early-20th century. They were built to serve the growing population in Tottenham during a period when numerous manufacturing companies were established in the area, while those already in business flourished. All of the buildings are locally listed and, overall, make a positive contribution to the streetscape although some of the modern shop fronts detract from their overall appearance.

Interwar Buildings

1.3.43 These are few and only three, 684 High Road; 636 - 638 High Road and the small substation building adjacent to Coombe Croft Library, are included on the Council's local list. The other buildings include the former Bell and Hare Public House, now No.8 (724-726), and adjoining public lavatory (722), and the sports community centre (701-703).

1.3.44 The sports community centre, originally built as a centre for the Territorial Army, has a handsome façade and should be worthy of local listing. The Bell and Hare Public House has no particular architectural merit but, like the adjoining purpose-built lavatory block, is well loved by Tottenham Hotspur supporters and therefore has communal value.

Mid-Late-20th-Century Buildings

1.3.45 The majority of the mid-late-20th-century architecture in the conservation area is of mediocre design and poor quality and detracts from the character and setting of the conservation area and from the setting of nearby listed buildings in the conservation area. In many cases, the quality of the buildings of this period reflects the post-war economic climate as well as the long-term impact of industrial and economic decline in Tottenham from the 1970s.

1.3.46 Numbers 864, 831-833 and 824-828 (Post Office) High Road provide examples of low-quality post-war architecture. Bergen Apartments and the Barclays Bank building at 852-858 High Road are more recent additions to the street that detract from the character of the conservation area due to poor-quality design and materials. 832-838 High Road, probably built in the 1950s, has some design quality with canted Crittal windows and a pleasing symmetrical frontage (although with poor-quality shop fronts).
3.50

Cultural Significance and Communal Value

Introduction

1.3.47 In addition to architectural and historic value, there are a number of key buildings in the conservation area that have strong cultural significance and consequent intrinsic communal value. Arguably the most significant of these is the White Hart Lane football stadium, home of Tottenham Hotspur Football Club, which although situated just outside the conservation area boundary has a major impact on the cultural significance of the area. The club was established in Tottenham in 1882 and has therefore been an important part of the community for over 130 years.

1.3.48 Other buildings in the study area that are regularly used and appreciated by the local community and therefore of cultural and communal value include a number of churches and public houses and the sports community centre south of Church Road. The Red House at 748 High Road, although inaccessible to the public, was the long-term address of the THFC management office and therefore also has a cultural connection with the stadium and football club.

Tottenham Hotspur Football Club

1.3.49 Tottenham Hotspur Football Club was formed in 1882 and has therefore been an important part of the community of Tottenham for over 130 years. The origins of the name of the club extend far back into Tottenham's history to the late medieval nobleman Sir Henry Percy, otherwise known as 'Sir Harry Hotspur'. Son of the Duke of Northumberland, Harry Hotspur was well known as a valiant knight who died fighting the King's army at the Battle of Shrewsbury in 1403. He was immortalised in Shakespeare's Henry IV and his name is reflected in the football club's cockerel symbol.

1.3.50 Since it was established on its current site in 1899 the football stadium has evolved and grown to accommodate an increasing crowd. Originally sited on a temporary pitch on the Tottenham Marshes to the east of the current ground, the football club was permitted to move to its present location by Charrington and Co. brewers, the owner of the adjoining White Hart Public House. In more recent decades the club and stadium have brought thousands of visitors to home matches raising the profile of an otherwise generally overlooked area of London.

1.3.51 Tottenham Hotspur are a world-renowned Football Club with a strong connection with the local community both through football and the initiatives of the Tottenham Hotspur Foundation. Established as a Registered Charity in 2006, the foundation provides sports, health, training and education programmes to local communities and therefore has an active role in shaping the cultural development of sport in the area. The Club's long history, its current outreach work and the football ground are synonymous with Tottenham and its cultural significance.

1.3.52 Although never officially named, the stadium has been known as White Hart Lane since at least the Edwardian period providing a further historic cultural connection with the immediate area. This name evokes pride in the club's supporters, prompting memories of past football matches. It also provides a connection to the history of the former White Hart Public House, used as the club's offices from 1899 until 1921, and to White Hart Lane itself, the thoroughfare to the station and Wood Green beyond. The more recently named Bill Nicholson Way encapsulates the universal admiration that the former player, coach and manager of Tottenham Hotspur inspired. Bill Nicholson OBE (1919-2004) guided Tottenham Hotspur to victory on numerous occasions during the 1960s and 70s and continued to play an active role in support of the club after his retirement. Bill Nicholson Way forms the main entrance to the stadium where the entrance gates, although of no particular historic value, are also cherished by fans as a familiar feature.

Key Buildings of Cultural Significance and Communal Value on High Road and White Hart Lane

1.3.53 Three public houses in the study area, comprising the Bell and Hare at 724-726, the Bricklayer's at 803-805 and the Coach and Horses at 860-862 High Road have significant cultural value as social meeting places along the High Road. They are particularly valued by football fans attending matches at the stadium and, due to their close proximity to the football ground, they have a strong connection with Tottenham Hotspur.

1.3.54 The Red House adjoining Bill Nicholson Way, although inaccessible to the public has an interesting social history. Originally built as a coffee house by a Baptist supporter of the temperance movement, the building also has communal value for its later association with Tottenham Hotspur Football Club, being used as the club offices from 1922. Bill Nicholson, the revered manager of Tottenham Hotspur from 1958 until 1974, would have been familiar with the building and club meetings were held in the main first-floor room during his time at Spurs.

1.3.55 The adjoining White Hart Public House at 750 High Road also served as offices to the Club from 1899 until the move to the Red House in 1922. The former public house has had an insalubrious recent history as Valentino's night club but was originally built as a 'modern' replacement to a former public house on the site. It was constructed by Charrington's Brewery with the intention that it would generate revenue from visitors to the adjoining relocated Spurs football ground established on land also owned by Charrington's. The construction of the public house and the founding of the football ground are therefore linked and the former White Hart forms part of the cultural history of the football club.

1.3.56 Religious buildings of cultural value within the study area include the Church of St Francis de Sales, Tottenham Baptist Church and its adjoining Baptist Hall, the small chapel accessible via White Hart Lane (the predecessor to St Francis de Sales) and a second chapel located close to the junction between Northumberland Road and Westbourne Avenue. These buildings are important community meeting places of particular significance to the religious community in Tottenham. In addition to religious services, they provide venues for social events, carry out youth work and run clubs that are vital to the local community.

1.3.57 St Francis de Sales Catholic Infant and Junior School and Northumberland Park Community School are clearly important community buildings, the former having additional architectural and historic value as a locally listed late-19th-century building. Coombes Croft Library, renovated and extended in 2011, and the Tottenham Community Sports Centre also have significant cultural value. The sports centre has a long history of communal value being built during the interwar years as a centre for the Territorial Army. Run by the Tottenham Community

Sports Centre Charitable Trust, the Centre was established over forty-five years ago in the former TA buildings and is thought to be one of the oldest sports centres in London.

1.3.58 White Hart Lane Station has cultural value as part of the Great Eastern Railway line, a significance it shares with the other nearby stations along the same line at Bruce Grove and Seven Sisters. It is also of importance as a gateway to White Hart Lane and the North Tottenham Conservation Area, the immediate view east on leaving the station terminating at the handsome Georgian terrace on the east side of the High Road. The station has sentimental value to fans attending matches at the stadium which for over 100 years has shared the name White Hart Lane.

Significance of the Public Realm

1.3.59 The grassed area adjoining the sports centre and the two early-19th-century houses at 705 and 707 High Road is the only significant public space immediately adjoining the High Road in the study area, and indeed in the whole of the North Tottenham Conservation Area. Dating from at least the early-19th-century, this attractive green is an important green space and also has high communal value, being regularly used as the site of a local market.

1.3.60 There are many communal areas, including a park and various greens spaces, in the modern residential estates. Although these have no heritage value they also provide important public spaces.

1.3.61 There are some significant boundary walls in the study area, including walls and boundary railings to Northumberland Terrace, which form a significant element of the public realm. Generally though, modern boundary walls and railing are of low quality and the setting of the historic buildings lining the High Road and White Hart Lane is compromised by poor-quality paving.

Significance of the Wider Area Affected by the Proposals

1.3.62 The pattern of development in the Conservation Areas centred on the High Road in the wider study area, including Scotland Green; Bruce Grove and Tottenham Green, was similar to that of the North Tottenham Conservation Area. Initial widespread development began along the High Road in the 18th century when this area of North London was a desirable place to live. This was later largely replaced by Victorian and Edwardian development resulting from the catalyst of the arrival of the railway stations and the consequent rapid urbanisation of the area. The heritage significance of these 'Tottenham High Road Historic Corridor' conservation areas can be summarised as follows:

- The remaining 18th century buildings are of high significance and are largely statutorily listed in recognition of this.

- The statutorily listed early-19th-century buildings in the wider study area are also of high architectural and historic significance.

- The historic open space of Tottenham Green is of high significance being the only large historic public open space along the High Road 'historic corridor'.

- The unlisted Victorian and Edwardian architecture in the wider study area is collectively significant, representing the growth of Tottenham following the establishment of the railways.

1.3.63 The Bruce Castle, Tottenham Cemetery and Alexandra Palace Conservation Areas all contain areas of public realm of high significance comprising Bruce Castle Park, Tottenham Cemetery, the open green fronting the Almshouses of Edmansons Close in the Bruce Castle Conservation Area and Alexandra Palace Park.

1.3.64 Bruce Castle Park is designated in the Council's UDP (together with the adjoining Tottenham Cemetery) as Metropolitan Open Land, as a Grade II Ecologically Valuable Site and as a Locally Listed Historic Park. In the south west corner of the park is Bruce Castle, a grand three-storey Grade I listed mansion, which forms the Bruce Castle Conservation Area's primary landmark. The earliest remaining parts of the building date from the early-16th century although it was much remodelled in the late-17th and 18th centuries. Immediately south west of Bruce Castle there is a circular red brick tower, also listed Grade I, and thought to date from the early-16th century.

1.3.65 Tottenham Cemetery, as mentioned above is designated as an area of Metropolitan Open Land. Opened in 1858, the large cemetery contains a pair of Grade-II listed chapels, that were built in 1856-7 and are located to the east of the area, and also includes the Grade-II listed Tomb of William Butterfield, and a Grade-II listed War Memorial.

1.3.66 Alexandra Palace Park is registered Grade II on Historic England's Register of Historic Parks and Gardens and includes the Grade-II listed Alexandra Palace which due to its size and location is a prominent landmark in Haringey (and indeed, much of north London).

1.4 Summary Justification of the Proposals

1.4.1 As detailed in the Planning Statement by DP9, the proposed development would see the transformation of the North Tottenham area with investments leading to substantial and essential regeneration. The new twelve-months-a year international-quality sports stadium designed by Populous Architects would substantially raise the profile of Tottenham, more so than the consented stadium due to its additional uses, including NFL games. This would bring more visitors to the area and increase its economic vitality, particularly in the immediate environs of Tottenham High Road. The proposed residential development would provide much-needed additional housing in Tottenham, incorporating a much larger number of homes than the consented scheme, while the hotel and other commercial uses within the stadium development would provide additional jobs contributing towards the wider regeneration of the area. The proposed Extreme Sports Centre and health centre would benefit the health of the local community, a key priority for the London Borough of Haringey.

1.4.2 The way the new stadium development would address the North Tottenham Conservation Area and in particular the High Road would be a major improvement over the consented scheme. The design principle to ensure the stadium would hold and define the linear nature of the historic street is reflected in the proposals with lower buildings to the west of the stadium forming an almost continuous terrace, including Warmington House, which would provide continuity for the historic areas to the north and south in a way the consented proposals never did. The hotel tower would be employed to define the start of this rebuilt part of the historic route as a marker for those arriving from the south, providing a gateway landmark which channels the views north along the High Road.

1.4.3 The proposed terrace fronting the High Road would enhance the setting of Warmington House by reflecting the historic terraced setting of the listed building, being shaped and angled at its northern end to reflect the varied building line and roofscape of the three locally listed buildings that it would replace. In addition to providing an appropriate new setting for the listed building, the proposed terrace would allow the listed building to be sensitively linked with the stadium development as part of a public museum facility - the Tottenham Experience - providing it with a long-term viable use as a key part of the stadium complex.

1.4.4 In longer views from the Alexandra Palace Conservation Area the proposed development would be a positive landmark for North Tottenham. Its prominence in this view would contribute towards the ambition of the proposals to create a beacon statement for the locality in the form of a complex which will help to kick-start regeneration, but also be a development reflecting the THFC status as the most significant cultural and heritage asset that Tottenham has. This means that not only does the heritage status and quality of the area have to be considered but also the wider factors, the societal issues and other design matters which are responded to in the proposals.

1.4.5 The impact of the proposals on the High Road and the North Tottenham Conservation Area would be a significant improvement over the consented scheme, but the proposals would result in some harm to heritage

assets. The proposals would require the loss of the three locally listed buildings that, overall, make a positive contribution to the North Tottenham Conservation Area and would therefore result in some harm to significance of this conservation area. In some views from the Scotland Green and Bruce Grove Conservation Areas the proposed group of tall residential buildings would be seen in isolation from the proposed stadium and hotel development. While the stadium and hotel would form a landmark development aligned with and reinforcing the building line of the High Road, the groupd of residential towers would be set back from the High Road and would not therefore have this direct positive impact on the North Tottenham Conservation Area and on the setting of the conservation areas to the south. When viewed in isolation in the views from Scotland Green and Bruce Grove, the towers would therefore result in some harm to the wider setting of these conservation areas. By virtue of its prominence and contrast to the character of the conservation area, the proposals would also result in harm to the wider setting of the Bruce Castle Conservation Area, being prominent in views east from the northern end of Bruce Castle Park. It should be noted, however, that the consented scheme would also be prominent in these views and would also have a degree of negative impact.

1.4.6 The Planning (Listed Buildings and Conservation Areas Act) 1990 imposes an overarching statutory duty to preserve or enhance the character of conservation areas. The proposed harm to the North Tottenham Conservation Area and to the wider setting of the Scotland Green, Bruce Grove and Bruce Castle Conservation Areas would engage the strong presumption against the grant of planning permission referred to in the Barnwell Manor and Forge Field judgments in relation to the Act. While the statutory presumption in favour of preservation is fully recognised, in this case it is considered that the many benefits of the proposals, which are detailed in full in the accompanying Planning Statement, would outweigh this harm and would ensure that, overall, the proposals would enhance the character and appearance of the North Tottenham Conservation Area and the setting of the Grade-II listed Warmington House.

1.4.7 The three locally listed buildings proposed to be demolished make a positive contribution to the character of the North Tottenham Conservation Area, but this contribution is partly compromised by changes to their setting and by detracting alterations and additions. By removing the locally listed buildings and replacing them with a new coherent terrace in the form of the proposed Tottenham Experience, the proposals would provide numerous heritage and other public benefits. These include, most notably, the provision of safe and efficient crowd flow around the site, the provision of a terrace that would enhance the townscape by holding the line of the High Road providing an obvious and welcoming south-western entrance to the world-class stadium development and an appropriate new setting for the Grade-II listed Warmington House. The new building would allow the successful visual and physical integration of this listed building into the wider stadium development and provide improved permeability and access between the High Road and the south podium of the stadium. It would ensure an active High Road frontage within this area of the site at all times of the year, not just on match days, with the proposed museum for the Club and locality providing a valuable and enduring community resource.

1.4.8 The impact of the proposed residential towers on the wider setting of the Scotland Green and Bruce Castle Conservation Areas would be mitigated by their overall high-quality design and form, including the proposed chamfered upper storeys. Although the materials of the towers are subject to review, their chamfered form is set and contributes positively to their overall design. While in views from the northern end of Bruce Castle Park in the Bruce Castle Conservation Area the proposals would be more prominent than the consented scheme and would result in some less than substantial harm, the impact of the proposals in this view would be mitigated in the summer months when the trees in the park are in leaf.

1.4.9 The identified harm to the North Tottenham, Scotland Green, Bruce Grove and Bruce Castle Conservation Areas is considered to be ‘less than substantial’, to use the terminology of the NPPF. This harm would be outweighed by the many public benefits of the proposals, as set out in the Planning Statement by DP9, and the proposals would accord with the relevant policies of the NPPF including paragraphs 131, 132, 134 and 137, and with Haringey Council’s relevant local policies. It is therefore considered that planning permission and listed building consent should be granted for the proposals.

2.0 Historical Background

2.1 History and Development of Tottenham High Road

Before 1800

2.1.1 Tottenham High Road has its origins in the Roman period following a similar route to the erstwhile Ermine Street, a Roman Road which connected London, via Bishopsgate, to Lincoln and York. Ermine Street, however, was situated to the west of contemporary Tottenham High Road; the road's present-day alignment was adopted in the 16th century because of its predecessor's predisposition to flood, located close to the banks of the Moselle River. When the Romans invaded England they recorded the difficulty they had cutting their way through the dense forest to Tottenham.

2.1.2 Tottenham's existence is first recorded in the Domesday Book of 1086. At this time it is likely to have consisted of an isolated and sparsely populated farming community. During the 12th century the Scottish Royal family, the House of Bruce and famous for the rebel, Robert the Bruce, held a manor of Tottenham. However, following Robert I of Scotland's accession to the Scottish throne in 1306 he forfeited the lands. It was the area's Scottish patronage which gave the present Bruce Castle its name (as well as Bruce Grove); although it is thought that no castle existed in the area until the 16th Century.

2.1.3 During the medieval period the main concentration of settlement in the medieval parish of Tottenham was in the vicinity of Tottenham High Cross. Tottenham High Cross was erected in 1209 to mark the last resting place of Queen Eleanor. Smaller settlements also existed at Tottenham Hale to the east and at Seven Sisters, which took its name from a circle of seven Elm trees at the southern end of the High Road. Several medieval inns and hostelries were also developed during the medieval period to cater for the travellers passing along Tottenham High Road. These included the Swan Inn, which is situated at the junction with Philip Lane where a hostelry has existed on the same site since at least the 1450s. By the 18th century a range of residential, commercial and philanthropic buildings lined Tottenham High Road, especially its eastern side. However, there were few significant buildings away from the ribbon development along the High Road.

2.1.4 From the 15th century the significant link to London that Tottenham High Road provided meant that inns, almshouses and residential properties began to develop at strategic points along the highway. The area became well-known due to the number of people who travelled through it. The early-16th century saw considerable extensions to the parish church, followed from 1514 by the complete rebuilding of Bruce manor-house (the core of the modern Bruce Castle), on a scale fit to receive royalty. A notable feature from the 16th century was the number of large houses, most of them leased and developed by affluent Londoners as country retreats. The medieval mansion Black House (later Ridley House), on the High Road opposite White Hart Lane, was said by Bedwell to boast an inscription recording that Henry VIII stayed there as George Henningham's guest. Several spacious houses bordered High Cross or Tottenham Green, such as Reynardson's House on Philip Lane, while others stood at Tottenham Hale or farther north, along High Road; Ducketts farm-house was termed a mansion and Asplins farm-house was large, as were Willoughbies along a lane to its north, and Crokes farm-house, belonging to Sir Edward Barkham, at the south corner of White Hart Lane and the High Road.

2.1.5 Abraham Reynardson was Master of the Merchant Taylors' Company, Governor of the East India Company and Lord Mayor of London in 1648. During his term as Lord Mayor he was imprisoned in the Tower of London for refusing to co-operate with Parliament. Reynardson's House was demolished in 1810, while the Reynardson's Almshouses built by Abraham's son Nicholas further north on Tottenham High Road survived until the mid-20th century. Other almshouses were also erected on Tottenham High Road during the 16th century, including the Sanchez Charity Almshouses on the eastern side of the High Road. The Almshouses were built for local elderly people by Balthasar Sanchez, a Spaniard who was formerly Court Confectioner to Philip II of Spain. When Philip married Mary Tudor, Sanchez accompanied his master to England and inhabited a mansion on Tottenham High Road, close to the current junction with Bruce Grove. The property later became the 'George

and Vulture' Inn, which is now demolished. Sanchez Charity Almshouses survived until the 19th century. The 16th century also saw the establishment of several long standing coaching inns, farms and houses in the area. However, much of the High Road was largely undeveloped and large swathes of the land to the east and west of the highway remained open farmland until the 19th century.

2.1.6 At the beginning of the 17th century Tottenham began to grow as the residence of a number of wealthy and influential people, who often entertained members of the Royal family. In 1619 most parishioners still lived along the High Road, mainly around the green at the High Cross, farther north near the junction with Berry (later Lordship) Lane, and along the stretch from Marsh (later Park) Lane to the Edmonton boundary. The Black House, which had been renamed Ridley House by this time, belonged to Alderman William Gore. Between 1625 and 1640 it was a summer retreat for Sir John Coke, the secretary of state, who stayed there regularly. The house was considered both opulent and quite splendid.[1] A Map of the Parishes of Tottenham and Edmonton of 1619 illustrates the divisions of lands and ownership boundaries and the positions of a number of the residences mentioned above (Fig. 1). The Map, which appears upside down, marks the location of Ridley's House and, opposite, Crokes Farm. Further to the south (though it appears to be north on this map) is the High Cross, marking the crossroads.

Extract of Figure 1: Map of Parishes of Tottenham and Edmonton 1619 showing location of junction between High Road and White Hart Lane.

2.1.7 The area of Tottenham was much favoured by City merchants during the early-Georgian period. The aristocratic Percy family were, with the exception of the Crown, the most powerful family in England during the Middle Ages, had their estate in Tottenham. Members of the family have held the titles of Earl of Northumberland or Duke of Northumberland to this day, in addition to Baron Percy and other titles. The Percy surname twice died out in the male line but was re-adopted by the husband of a Percy heiress and by their descendants. In the 18th century, the heiress Elizabeth Seymour married Sir Hugh Smithson, who adopted the surname Percy and was created Duke of Northumberland. Their vast lands are now completely gone, though the family name lives on, immortalised in the naming of Northumberland Park, Northumberland Terrace and Percy House. Northumberland Terrace (presently attributed to the terrace at Nos. 802-790 High Road) was built on the site of the former Black House. Nos. 794-796 High Road were built in 1750-2 by Robert Plimpton after Sir Hugh Smithson became the Duke of Northumberland in 1749. Percy House has magnificent gate piers and railings, the former thought to have belonged to the original Black House. A number of other fine houses were built in this period for wealthy Georgian men.

2.1.8 However, while building continued during the late-18th century, the pattern of development remained essentially that of 1619.[2] This is demonstrated by the *Map of the Parish of Tottenham* engraved by Bowler and Triquet and published in *Robinson's History of Tottenham* in 1818 (Fig. 2). This was based on an actual survey by a Mr. Wyburd undertaken in circa 1798. The residential nature of most new buildings gave late-18th-century Tottenham the appearance of an extended, semi-rural suburb rather than a town. New development remained confined along the edges of the High Road, concentrated largely on its east side. Industry, apart from brick-making, was virtually confined to riverside mills until the construction of a lace-factory in 1810 and a silk-factory five years later.

1 'Tottenham: Growth before 1850', A History of the County of Middlesex: Volume 5: Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham (1976), pp. 313-317.
URL: http://www.british-history.ac.uk/report.aspx?compid=26985 Date accessed: 06 June 2014

2 Ibid

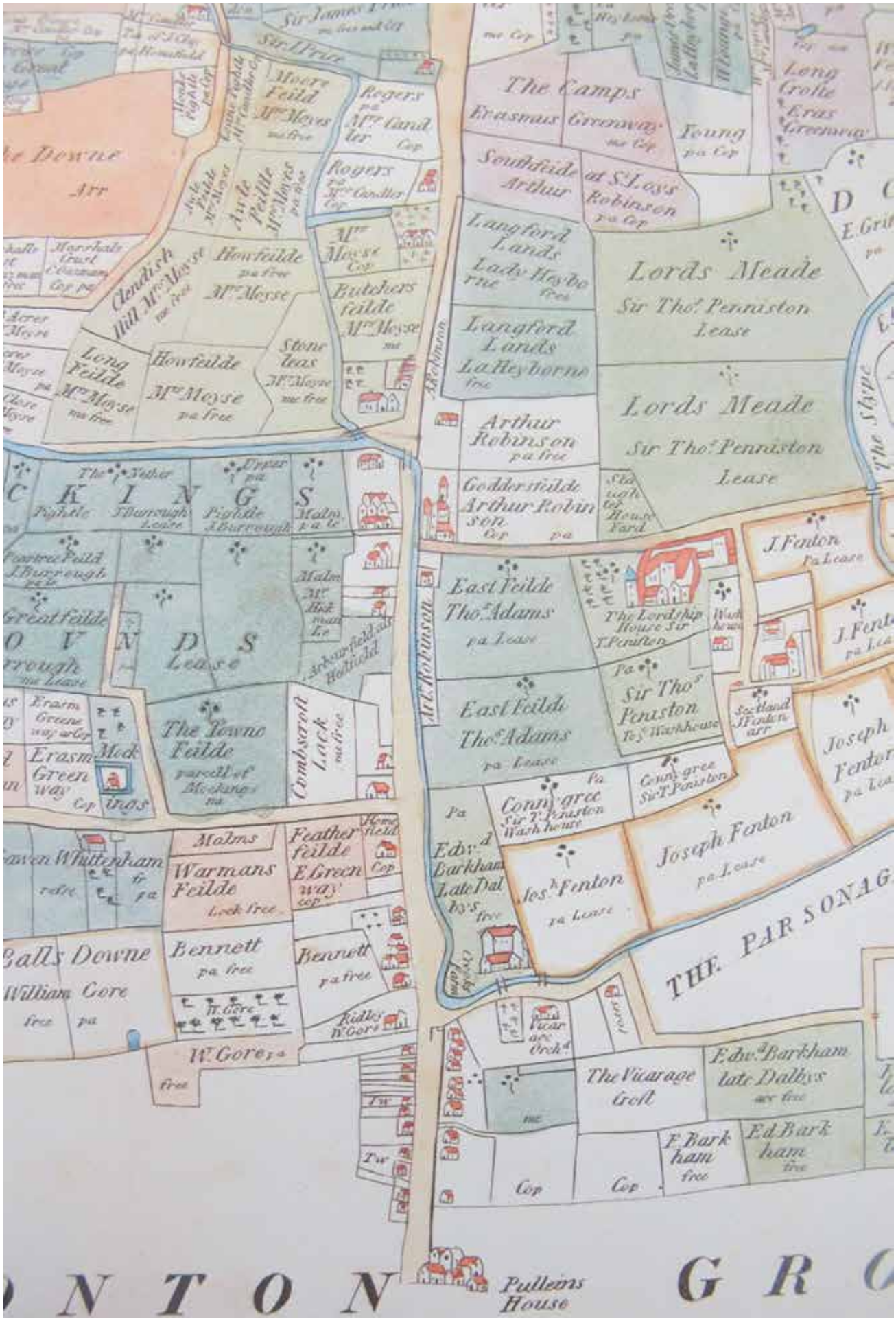


Figure 1. A Map of the Parishes of Tottenham and Edmonton of 1619

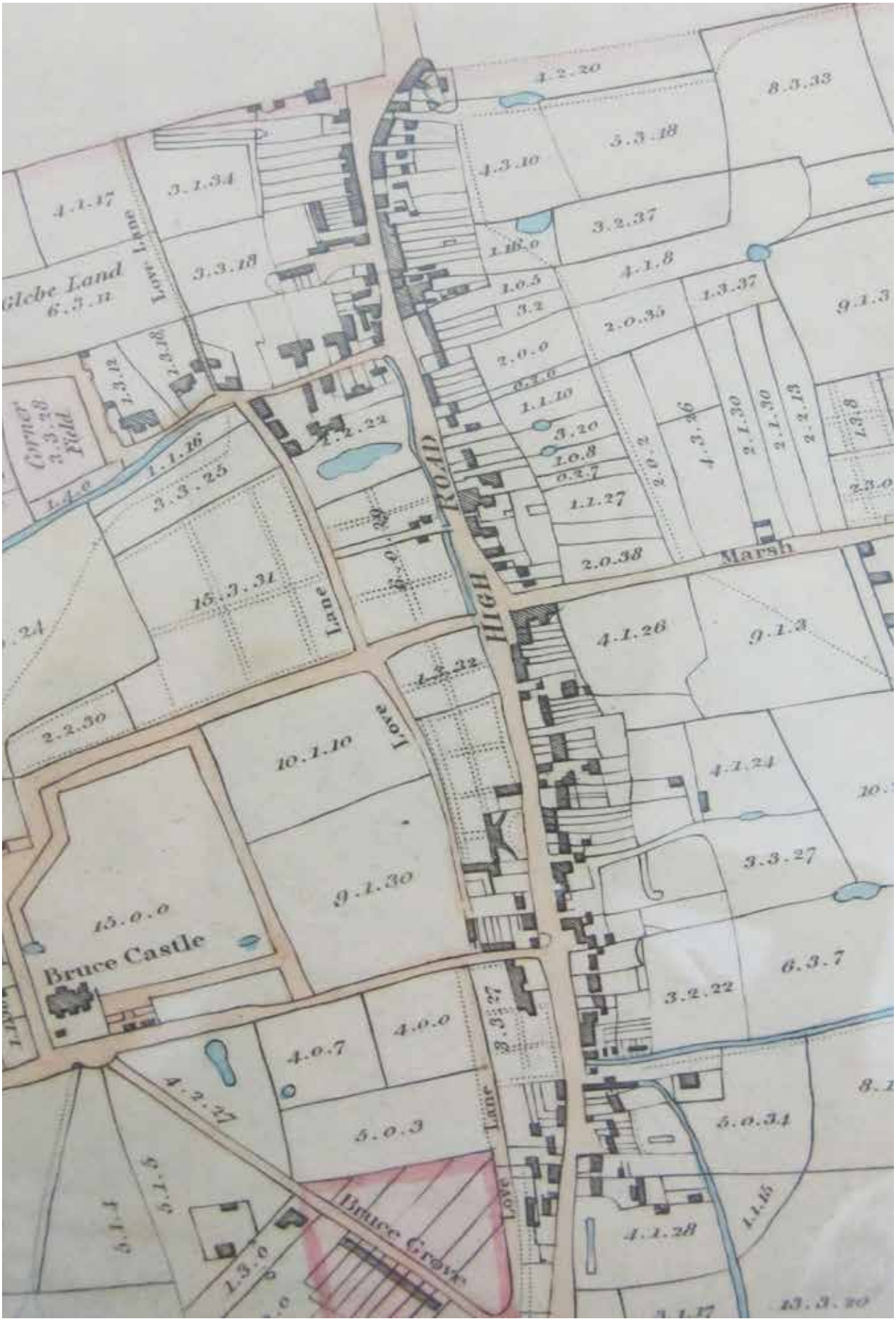


Figure 2. Map of the Parish of Tottenham engraved by Bowler and Triquet and published in Robinson's History of Tottenham in 1818

1800 – 1850

2.1.9 The first half of the 19th century saw the increasing urbanisation of the High Road from its south to north end and along its east and west sides. The development of the historic route and that change in rhythm from semi-rural suburban road to a commercial road was largely the result of improved roads and link to the Capital; this enhanced transportation to London and saw the population of the area double in size between 1811 and 1851. As a result much costly new development took place reflected in the many new schools and chapels and the first modern Anglican Church, built at Tottenham Green in 1830. Church Road, Love Lane and Northumberland Park were established during the first half of the 19th century, while on the High Road the High Cross was repaired and covered with stucco in 1809.

2.1.10 In 1831 Seven Sisters Road was laid out providing a link to the West End. During the same year coaches began running from The Swan Public House at the junction between Tottenham High Road and Philip Lane and by 1839 horse buses provided transport to the City. Large villas and houses for professional people were subsequently built with development focused in south Tottenham in the vicinity of the junction with Seven Sisters Road. In 1840, therefore, it was still possible for William Robinson to claim that the pattern of settlement did not differ greatly from that of 1619. All but a few of the inhabitants lived in or near High Road.[3]

2.1.11 Tottenham Local Board of Health was established in 1831 to deal with a cholera outbreak but was disbanded in 1832. From 1850 a new board of health was set up under the Public Health Act of 1848. It took over the work of lighting inspectors, highway surveyors and fire-fighting by 1860. A catalyst for more significant change came with the opening of two railway stations in 1840; one at the Hale in Ferry Lane called Tottenham (later renamed Tottenham Hale) and the other in 'Marsh Lane' (later renamed Northumberland Park). The consequent influx of people saw the social standing of much of the housing along High Road change; no longer were these buildings home to solely the gentry and upper classes; the area began to adopt the characteristics of a middle class suburb. Furthermore the contrast between the concentrated development along the High Road and the open fields to the west, which had existed for centuries, would soon disappear.

2.1.12 The Tithe Map of Tottenham published in 1844 provides the names of the owners and the occupiers of the land within the Parish (Fig. 3 – the key to the map is included at Appendix V). The map shows a considerable amount of development on the west side of the High Road westwards, particularly along the south side of Church Road.

1850 – 1900

2.1.13 The development and change in rhythm seen along the length of the High Road in the early-19th century continued in the second half of the century. However, much of this development and the commercialisation of the area remained focused along the High Road itself, with much of the area to the west of the High Road remaining open land.

2.1.14 The population of Tottenham grew progressively throughout the 1850s and 1860s by approximately 4,000 and 10,000 respectively. As a result, by the mid-1860s, there was no open country along either side of the High Road north of Tottenham Green, although many residences still stood in their own grounds. The Ordnance Survey Map of 1864 demonstrates the significant level of local development (Fig. 4). To the north Northumberland Park had been laid out, lined on its northern side by a small terrace, with piecemeal development of villas along its northern and southern sides further east. Further south, on the western side of the High Road, another area of development had been established with terraced houses along the newly developed Moselle Street, Charles Street, William Street and Whitehall Street. The eastern side of the High Road had seen less development, presumably as a result of the rear formal gardens which form the setting of the grander Georgian buildings to Northumberland Terrace and Fletcher House further to the south.

3 'Tottenham: Growth before 1850', A History of the County of Middlesex: Volume 5: Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham (1976), pp. 313-317.
URL: http://www.british-history.ac.uk/report.aspx?compid=26985 Date accessed: 06 June 2014

2.1.15 The introduction of the Great Eastern Railway in 1872 saw the area's population skyrocket reaching almost 100,000 by 1891. The Great Eastern Railway line, connecting Tottenham to Enfield to the north and Liverpool Street in the City, provided stations at Seven Sisters, Bruce Grove and White Hart Lane. The railway company encouraged workers to commute by introducing affordable early-morning tickets, and as a result a growing population of the lower-middle and skilled-working class began to move to Tottenham. New terraced houses were built to accommodate the growing number of residents. The opening of a station at South Tottenham on the Tottenham and Hampstead junction line in 1878 and the introduction of a tram line to Tottenham High Road in 1881 further stimulated the spread of development in the area. The majority of streets flanking the High Road were laid out and developed with utilitarian terraced housing during this period, particularly to the east of the High Road and to the west, south of Philip Lane.

2.1.16 The growth of the population of Tottenham precipitated a demand for public buildings and new shops, many of which were developed along Tottenham High Road during this period. In 1859 St Paul's Church was consecrated. A few years later, in 1861, a local newspaper was established, the Tottenham and Edmonton Weekly Herald, located at Crusha and Son's printing shop on Tottenham High Road. In the 1880s two educational facilities were opened; a Catholic School on Brereton Road in 1882 and a Marist Convent with a school and orphanage in 1888. At the corner of Brereton Road and the High Road the new Church of St Francis de Sales was consecrated in 1895. A local hospital was also established during this period in 1899; located on Tottenham Green it became known as the Tottenham Hospital, its name later changing to the Prince of Wales Hospital. By 1890 Tottenham also had nineteen public houses, most of which were located on the High Road. Recreational activities also thrived at this time, carried out on the remaining undeveloped playing fields to the Tottenham Marches. Many local clubs were set up, including the Hotspur Cricket Club, established in 1880.

2.1.17 Any industry along Tottenham High Road remained small-scale during the later-Victorian period, limited to traditional activities such as brick and tile manufacturing and brewing. By the end of the 19th century two breweries were located on the High Road, the Bell Brewery situated to the north of Lansdowne Road, and the Tottenham Lager Beer Brewery and Ice Factory, located close to the junction with Pelham Road. A larger factory was situated on the eastern side of Tottenham High Road between Reform Row and Factory Lane, Warne's India Rubber Mills, one of the major employers in the Tottenham area by the late 19th century.

2.1.18 The extent of development that occurred during the late-19th century is evident in comparing the 1864 Ordnance Survey map with the OS map of 1894-6 (Fig. 5). The most evident change to the area is the introduction of the railway line to the west of the High Road. The adjoining terraced housing, already partly developed by 1864, had been extended beyond the railway line and further to the south. Development had also expanded along Northumberland Park with villas lining both sides of the street. However, despite the area's population growth and the associated development of shops, services and industry on Tottenham High Road, Tottenham remained in a state of transition from a rural settlement to suburbia throughout the 19th century. Consequently, much of the area to the west of the High Road remained undeveloped well into the 20th century.

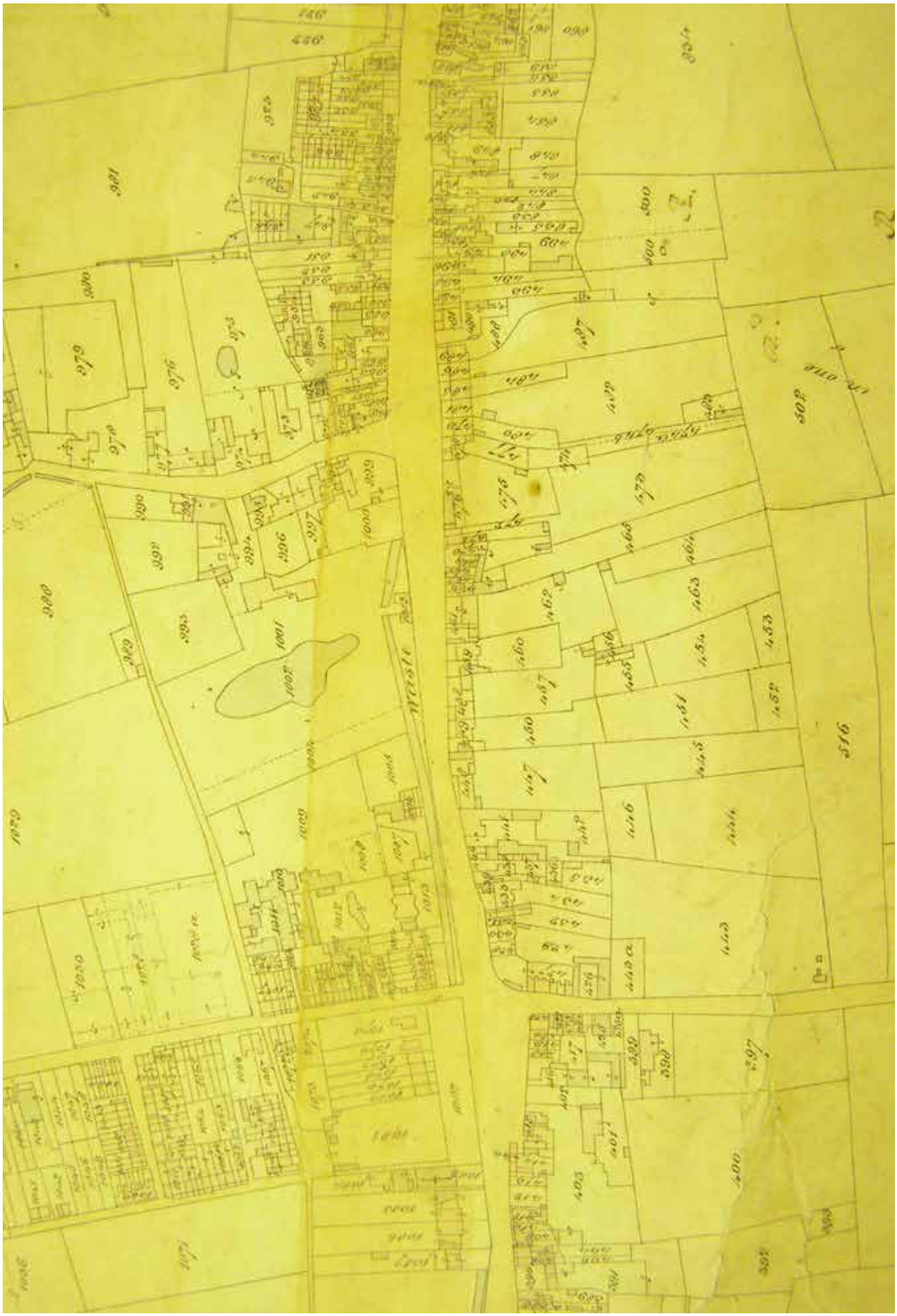


Figure 3. Tottenham 1844 Tithe Map

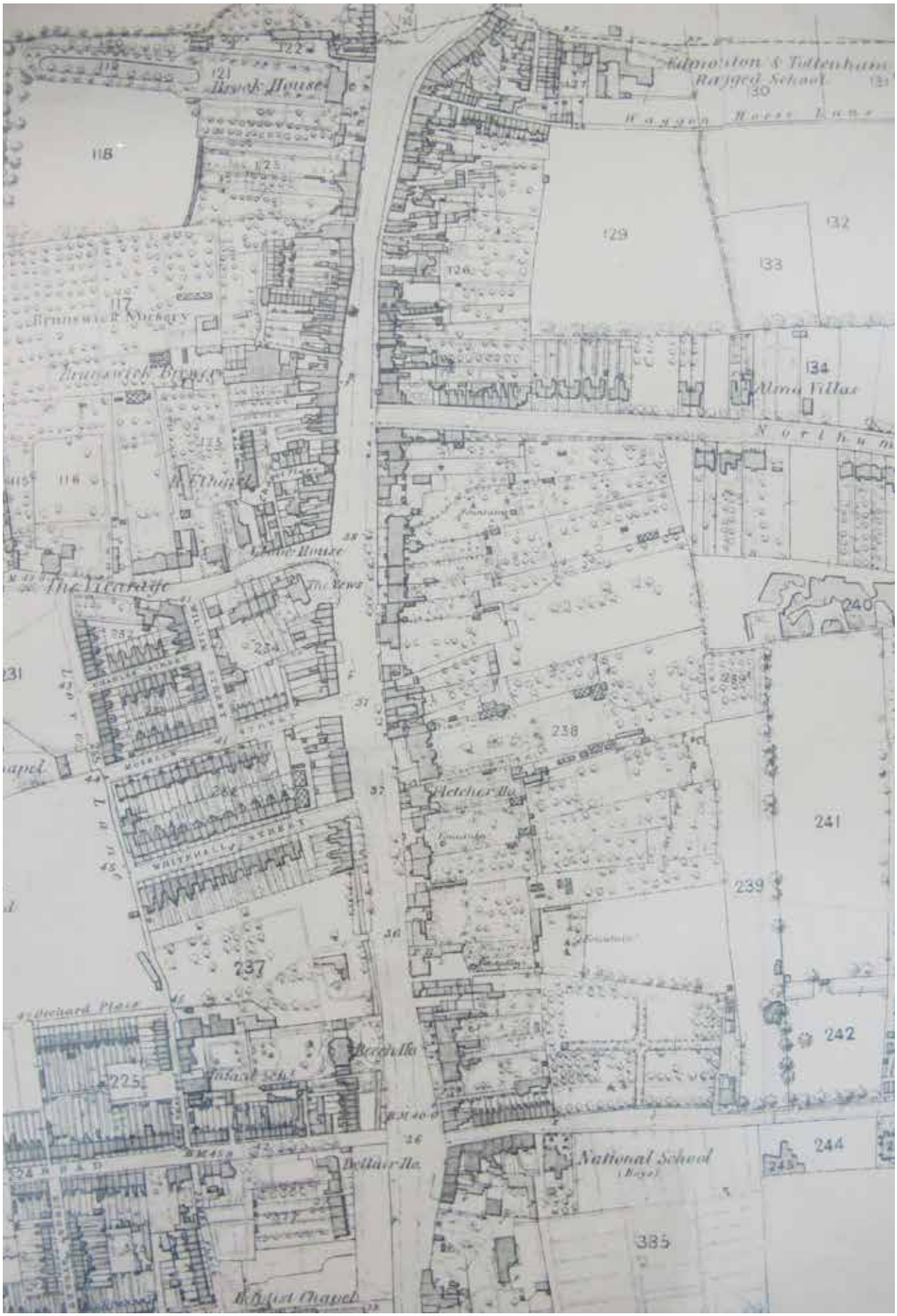


Figure 4. The Ordnance Survey Map of 1864

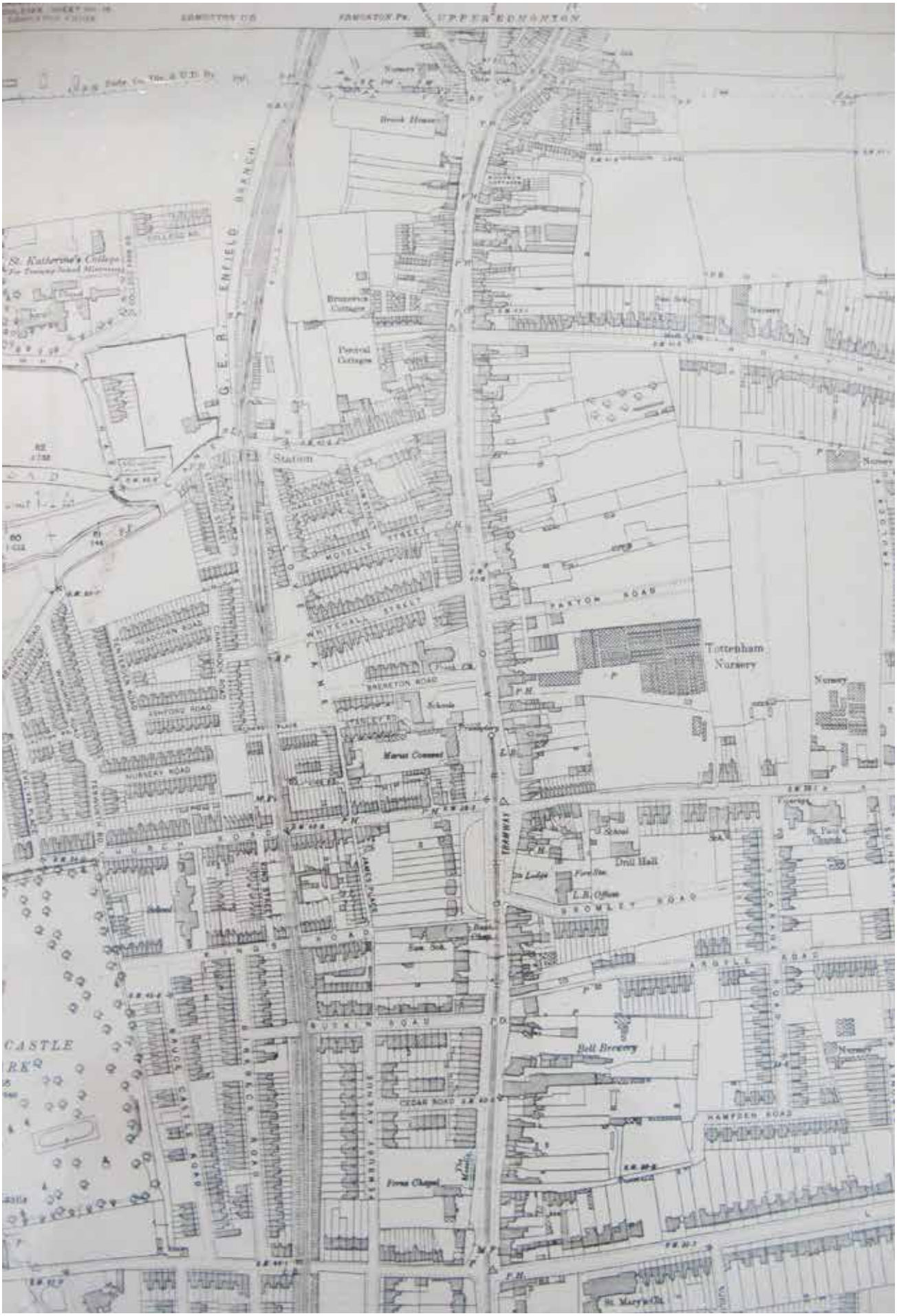


Figure 5. The Ordnance Survey Map of 1894-6

Early 20th Century

2.1.19 By the turn of the 20th century Tottenham High Road had an established ribbon development of commercial units interspersed with churches, schools, libraries and other public buildings. Most of the streets adjacent to the High Road were lined with terraces of utilitarian dwellings. Further to the south of the High Road were buildings related to industry, such as the Bell Brewery. This arrangement is shown on the Ordnance Survey Map of 1913, which also depicts the first official Tottenham Hotspur Football ground, to the east of the High Road between Park Lane and Paxton Road (Fig. 6). The Football Club had moved to the area in 1899. A history of the Football Club is provided at 2.6 below.

2.1.20 The early-20th century saw further improvements to the local public transport which once again had a significant influence on the development of Tottenham High Road and the surrounding area. The Tottenham High Road tramline was electrified in 1904-5 and a new route connecting the High Road with Wood Green was introduced in 1904 leading to further development of the area to the west of the High Road. Buses also started running on the High Road between 1911 and 1914.

2.1.21 During this period several new shops and entertainment venues were established along the High Road. The former site of Reynardson's House was redeveloped with five shops in 1905. In 1908 the Tottenham Palace Theatre was built with a capacity of 1,500; a year later the Canadian Royal Skating Rink was added on the site next to it. During the 1920s the skating rink was converted into a cinema, known as the Canadian Cinema, which has since been demolished. In the 1920s and 1930s larger department stores were opened along the High Road including the Burgess's Department Store, erected on the site of the Sanchez Almshouses in 1923. The department store was demolished in 1980 and replaced by Tottenham Enterprise Store. In 1930 the London Co-operative Store was built on the corner of the High Road and Lansdowne Road. Towards the end of this period, in 1938, a trolleybus route was introduced to Tottenham High Road.

2.1.22 The Ordnance Survey Map of 1935 shows the complete urbanisation of the area surrounding Tottenham High Road (Fig. 7). The Football Ground had grown in size since 1913, the terraces to the north and east replaced by stands. The area at the rear of Northumberland Terrace between Paxton Road and Northumberland Park had taken on a more industrial character being occupied by a brewery, allotments and a manufactory.

2.1.23 This period also saw the growth of industry in the area. Despite the development that took place during the 19th century, Tottenham had little industry prior to the 1890s. Before the outbreak of the First World War industry in Tottenham was concentrated in three areas; in the east at Tottenham Hale, in the north-east from Northumberland Park towards Edmonton, and to the extreme south along the old boundary with Stoke Newington. Factories at the Hale, served by Tottenham station, were mostly between Broad Lane and the railway and along Fountayne and Fawley roads. They included Millington & Sons, manufacturing stationers, from 1903 and Gestetner Duplicators from 1906. By 1920 a number of other firms, including the Eagle Pencil Co., had opened in wartime buildings along Ashley Road north of Ferry Lane. Factories in the north-east, served by Northumberland Park station, sprang up first along Tariff Road where Kolok, founded in 1904, were making carbons and ribbons at their Rochester works from 1913. Also in the north-east, alone on the marsh-land save for the Longwater pumping station, English Abrasives bought the site of their London Emery works in 1902 and moved there from Clerkenwell in 1904. J. A. Prestwich, an engineer, founded the company JAP Motors in 1895, when he was in his early twenties. Initially based behind his father's house at 1 Lansdowne Road, Tottenham, by 1911 he had moved to a new plant at Tariff Road. JAP Motors produced engines for the early Aircraft industry, Motorcycles and Motor Cars.

2.1.24 Close to the High Road a wide variety of family businesses, including Kolok, set up in and around Paxton Road; Edward Barber & Co., water-fittings manufacturers, who opened their non-ferrous sand foundry and finishing shop in 1908, were the last to be established but were the oldest survivors by 1973. In the south industry occupied a more constricted area of former waste ground between Vale and Eade roads, where Maynard's, the confectioners, moved from Stamford Hill in 1906.[4] In their day many of these industries were

4 'Tottenham: Economic history', A History of the County of Middlesex: Volume 5: Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham (1976), pp. 333-339. URL: http://www.british-history.ac.uk/report.aspx?compid=26989 Date accessed: 04 September 2014.

household names and Tottenham could proudly boast of its rich industrial base. The companies employed vast numbers of people from the Tottenham area and local unemployment was rarely heard of.[5] The decline of Tottenham's manufacturing industry during the 1970s took away the area's main source of income and had a serious impact on the people and buildings of Tottenham.

1945 - Present Day

2.1.25 The area surrounding Tottenham High Road suffered limited bomb damage during the Second World War in comparison to Central London. However, the 'Bomb Sight' Map produced by The National Archives records a number of high explosive bombs close to the High Road at Seven Sisters and Tottenham Green and a considerable number along Philip Lane to the west, presumably dropped to damage the railway line running north-south which intersects it. From Somerset Road northwards along the High Road the 'Bomb Sight' Map does not record any direct hits to the High Street itself but shows that two high explosive bombs landed close to Whitehall Street and Paxton Road, while to the south of the football ground two bombs are recorded on Bromley Road.[6] A number of bombs are also recorded to the immediate west of the St Francis de Sales Church. These damaged the late-Victorian terraces to Church Road, Beaufoy Road and Nursery Street, and were presumably intended once again to target the nearby railway line.

2.1.26 Significant changes have occurred to the areas flanking Tottenham High Road in the last twenty-five years. The Ordnance Survey Map of 1955 shows that the terraces to the west of the High Road remained at this time. On the east side of the High Road the industrial area had grown in size, altering the rear setting of the Georgian buildings fronting the High Road through the development of trading estate and a number of engineering works (Fig. 8). The Football Ground had also grown in size once again, with stands to each of its four sides. In contrast the Ordnance Survey Map of 1970 shows large swathes of the late-Victorian terraced housing to the west of the High Road demolished and replaced with three new towers with a T-shaped plan; Charles House, Moselle House and Ermine House between High Road and Love Lane and low-rise apartment blocks, to the south of Whitehall Street (Fig. 9).

5 Tottenham's Industrial Heritage, URL: http://tottenham-summerhillroad.com/tottenhams_industrial_heritage.htm Date accessed: 04 September 2014.

6 Bomb Sight, URL: http://www.bombsight.org/#15/51.5050/-0.0900 (version 1.0, 06 June 2014)

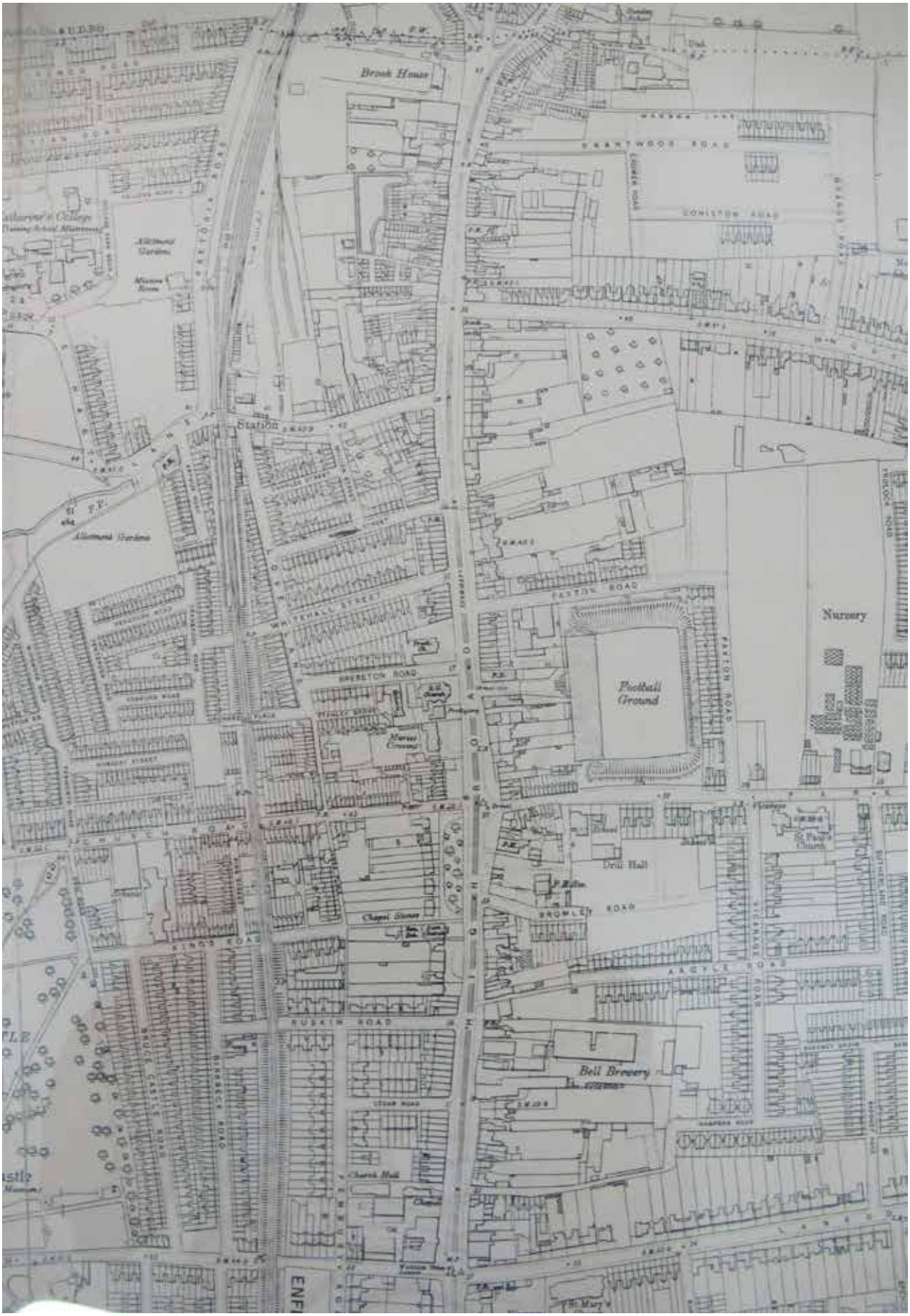


Figure 6. The Ordnance Survey Map of 1913

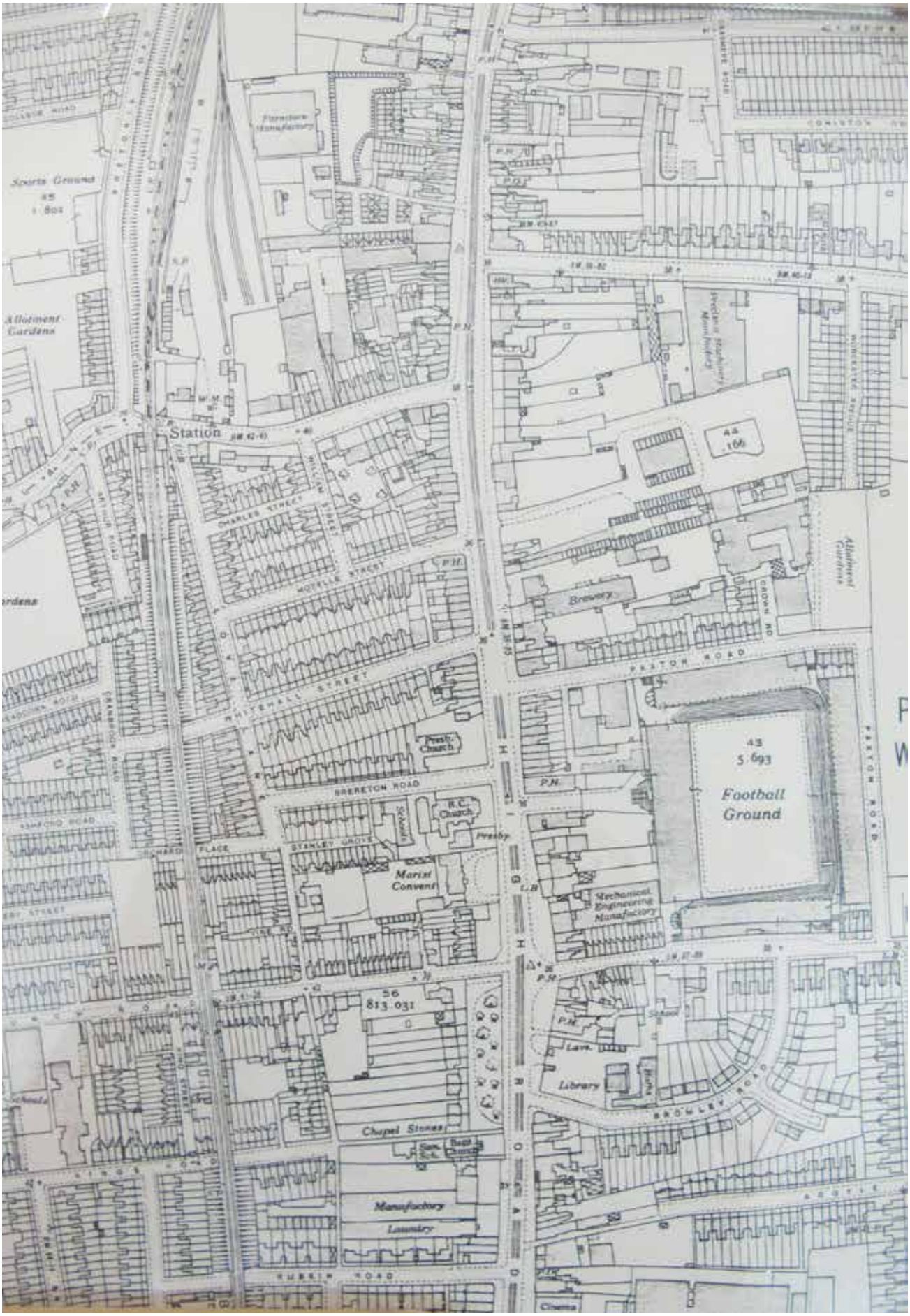


Figure 7. The Ordnance Survey Map of 1935

Figure 8. Ordnance Survey Map 1955

Figure 9. Ordnance Survey Map 1970s

2.2 History of Tottenham Hotspur Football Club and the Stadium Site

2.2.1 Tottenham Hotspur Football Club was formed in 1882 when the local Hotspur Cricket Club began playing football in the winter. The prefix Tottenham was adopted two years later, in April 1884, to avoid confusion with a team called London Hotspur. Hotspur was the nickname of Harry Percy, the son of the Earl – later Duke of Northumberland – who had their estate in Tottenham. Harry had a fierce reputation and was killed in battle in 1403, he was later immortalised by Shakespeare in "Henry IV Part 1". Legend has it that the name was chosen by two of the founder members of the cricket team who were studying late-Medieval English history at the time.[7] Matches were played on the public playing fields at Tottenham Marshes, where facilities were rudimentary; players changed in local pubs and used temporary goal posts with rope boundaries to the edges of the pitch. From 1888 the club began paying £17 a year for the private use of the playing fields at Asplins Farm, next to the railway line at Northumberland Park, where they remained for 11 years. The Tottenham Hotspur Football Club became professional in 1895, a move which was largely engineered by John Oliver, the president of the Club. The Football Club moved once again, to its present site, the area between Paxton Road and Park Lane and to the east of the High Road in 1899. The move had been facilitated by Charles D Roberts, an entrepreneur, fund raiser and former pitcher for the Brooklyn Dodgers baseball team, when he became chairman in 1898. Roberts turned the Club into a limited company and began the search for a new ground.

2.2.2 The site chosen was close to the Red House, a former coffee house, which had been the admin headquarters of the club until 1891. The new football ground replaced the neglected Tottenham Nursery that had been established by George Beckwith, landlord of the White Hart public house at 750 High Road. The owners of the nursery site were the brewers Charrington and Co. who had planned to develop the land with terraced housing. Beckwith had previously worked in Millwall and had seen first-hand that it was profitable to run a pub near a football ground. He therefore convinced the brewery that the proposed football ground would be beneficial. Roberts signed a 21 year deal with the brewers in 1898 guaranteeing crowds of 1000 for 1st team members, 500 for reserve and to only sell Charrington's beer. Works began in 1899, the new pitch was prepared by the groundsman John Over.

2.2.3 The first stands were mobile, transported from the previous ground and set up on the new site providing cover to 2,500 spectators. The Club offices, which at this time were at 808 High Road, were also housed at the new ground. The first game, a friendly played between Tottenham Hotspur and Notts County on Monday 4th September was attended by a crowd of 5,000 people; Spurs were victorious winning 4-1. The following Saturday, 11,000 people attended the first competitive fixture, a 1-0 win over Queens Park Rangers in the Southern League.

2.2.4 Within five years the football ground included a main stand seating 500, covered accommodation for 12,000 and an overall capacity of 32,000. However, by this time the terms of the lease for the land restricted the Club's ambitions to grow. In 1905, in order to raise funds, shares were offered through the club handbook and the freehold of the site was acquired. Further land was also purchased at the Edmonton end and enough shares were taken up to allow the construction of a huge bank at the Paxton Road end of the ground, mirroring the Park Lane end development of the previous year. This change raised the crowd capacity to 40,000.

2.2.5 Plans were made up by football ground architect Archibald Leitch for a new main stand after the club secured Football League status in 1908. Archibald Leitch was born in 1865 and was a Scottish architect and engineer. His reputation was seriously tarnished in 1902 when part of a stand he designed at the Ibrox ground (home of the Scottish team Rangers) collapsed, killing 26 people. As a result Leitch went on to create a pioneering new design, determined to ensure that this disaster would not occur again. He began remodelling the entire football ground in 1908, commencing with the west stand.

7 Tottenham Hotspur Football Club Opus (12th June 2014)

2.2.6 The new stand opened on September 11, 1909, for the Club's first home game in Division One against Manchester United. It was in the same year that a former, amateur player, William James Scott of the Coppersmiths F. Brady, cast a copper centrepiece of a cockerel and ball to perch on the new west stand at the apex of its mock-Tudor gable. The emblematic figure cost £35 and stood at 9 foot 6 inches; it stood on the west stand for 48 years until it was moved to the East Stand. Today it is located in the West Stand reception area. The cockerel as a symbol for the club is thought to relate to Harry Percy once again. Harry was given the nickname 'Hotspur' as an affirmation to his behaviour in battle. He was renowned for charging into battle on horseback at great speed, digging his spurs in to go faster. In 1900 the Club were using the symbol of spurs and this later evolved to include a fighting cock.

2.2.7 In 1911 the East Stand was enlarged with the wooden terracing replaced by a concrete structure, increasing the ground holding to 50,000. By this time the ground, never officially named, was regularly being referred to as White Hart Lane. The Club won the FA Cup in 1921 and the profits were used to build a split-level covered terrace, designed by Leitch, at the Paxton Road end. Two years later the Park Lane end was also developed by Leitch. The East Stand development was completed in 1934, costing £60,000 and once again designed by Leitch. It was officially opened for the visit of Aston Villa on 22 September and increased the ground's capacity to nearly 80,000.

2.2.8 In 1921 the Club purchased the Red House at 748 High Road. The building, which had been used as a restaurant and coffee house for many years, was converted into the Club's new offices. However, it was not until 1937 that the Club's registered offices changed from the original 750 High Road to No. 748. Ariel photographs of the stadium from 1923 show the layout of the stands before the east side was fully developed (Fig. 10a-b). The terrace of houses along Paxton Road immediately adjacent to the east side of the ground were later demolished to make way for Leitch's new stand, completed in 1934. The photographs show how the stadium, originally of a smaller scale but still a prominent structure, was largely hidden away behind the terraced buildings fronting the High Road.

2.2.9 An early 20th century photograph of the entrance to the Spurs ground, taken from the west side of the High Road, shows the exterior of the west stand (Fig. 11). To the north of the entrance is the White Hart Inn and to the south the Red House. It is not clear if the building was in the ownership of the football club when this image was taken. This image also shows adjoining buildings to the rear (east) of both buildings which have since been demolished. A historic photograph of the west stand taken some years later in 1956 shows that the appearance of the entrance had remained relatively unchanged (Fig. 12). The Red House was clearly in use by the football club at this time.

2.2.10 The Club renovated the football pitch in 1952 and discovered remnants of the old nursery, including a concrete water container, iron piping and the foundations of a greenhouse. In 1953 floodlights were introduced, later upgraded in 1957. This required the removal of the cockerel from the West Stand, which was reinstated on the East Stand in December 1958. Floodlight pylons appeared in 1961 when a new system was installed and, a year later, the rear of the Park Lane Stand was fitted with 2,600 seats. In 1963, the Paxton Road Stand underwent a similar transformation and 3,500 seats were installed. In 1968 the stand was extended to link up with the West Stand, providing a further 1,400 seats. Another new floodlighting system was introduced in 1972. A year later the West and South Stands were linked with an additional 700 seats.

2.2.11 A series of historic photographs from the 1960s demonstrate the support for Tottenham Hotspur Football Club by their fans. They also show the importance of the relationship of the High Road to the Club and its supporters (Fig. 13-15). In addition to its obvious significance as the route to the stadium, the High Road has provided a processional route for the team during times of celebration and has presented a backdrop from which the fans can interact with the team. The images show supporters swarming around a double decker bus as it travels south along the High Road with the team on the top deck.

2.2.12 By the 1980's Leitch's Stadium was beginning to show its age; furthermore the game of football was changing. Attendance had dropped in recent years and hooliganism was on the rise. The Club needed to attract new players, but continue to engage those that were established. In order to develop improvements the old West Stand was demolished in November 1980 and replaced 15 months later by the present structure, officially opened on February 6, 1982 for the match against Wolverhampton Wanderers. During the summer of 1989 the East Stand was refurbished and new spotlights to the East and West stands replaced the former floodlight pylons. The stand was re-opened on 19 October, for a game with Arsenal. At the end of the decade further modernisation of the ground was required in accordance with the 1989 Taylor Report following the tragic Hillsborough Disaster. The report made all seater stadiums compulsory and the remaining areas of White Hart Lane needed to comply.

2.2.13 In 1992, seats replaced the lower terrace in both the East and South stands and, a year later, the lower North Terrace was also converted to an all-seater area. In the same year the roof of the North Stand was built to link up with the East and West stands. The redevelopment of the South Stand was completed in March 1995. The capacity of the stadium had now increased to just over 33,000.

2.2.14 Following a rights issue in 1996, funds was raised to build a new upper tier on the Paxton Road Members Stand that was completed at the end of the 1997/8 season. This increased ground capacity to approximately 36,240.[8] By the end of the 1990s the game of football was once again thriving and attendance to matches at Tottenham Hotspur Football Club continued to increase.

8 Tottenham Hotspur, URL: http://www.tottenhamhotspur.com/the-stadium/history/ (06 June 2014)

Figure 10a. Tottenham High Road, 1907

Figure 10b. Tottenham High Road, 1907

Figure 11. Spurs entrance early 20th century

Figure 12. Spurs entrance 1956

Figure 13. Spurs open top bus 1961

Figure 14. Spurs crowds High Road 1961

Figure 15. Spurs fans at the Royal 1962

2.3 History of 744, 746, 748 and 750 High Road

Warmington House, 744 High Road

2.3.1 Warmington House was constructed in 1828 and is recorded in the Poor Rate books for Tottenham of that date. The building at 744 High Road later took its name from James Warmington, a farmer, coal merchant and animal skin salesman who occupied the house from c.1851 to c.1876.

2.3.2 Directories are useful in helping to build up an understanding of a building's former occupants. The Robson Directory of 1837 lists Thomas Wiglesworth, a wine merchant, as the occupant of Warmington House from circa 1837-39. It is thought that at this time the leaseholder of the building was Homer Snelgar. Pigot's Directory lists Mrs Elizabeth Wiglesworth at Warmington House between 1840 and 1844, a wine & spirit merchant and presumably the wife of Thomas. From 1845-1847 John Morgan Pinwell lived at the property, and in 1847–1850 James Baylis, the owner of a Crepe Finishing Factory in Tottenham. Kelly's Post Office Directories note that from 1851 to circa 1876 James Warmington, as mentioned above, took up residence in the house and presumably renamed the building. Born in Streatham, James Warmington had previously been a tenant of Downhill Farm in 1843.

2.3.3 The Census of 1871 shows the following family members living with James Warmington: Mary, his wife originally from Basingstoke, daughters Laura, Ellen, Alice, Kate, Bertha and Edith and son James (all born in Tottenham), who was an assistant skin broker to his father. Three general servants also lived with the family. From c. 1879 Reverend Edwin Hobson, Principal of the St. Katherine's Training College, took over the building and used it as hotel accommodation for twenty-four students. In 1881-1888 Messrs. Tune & Co. a firm of photographers, formerly located on White Hart Lane, took up residence at Warmington House. An advertisement in the Tottenham Herald of 20th May 1881 notes the company's change in location. The advertisement goes on to describe that 'Messrs Tune and Co. have spared no expense in building and fitting up these new studios in the most complete manner. They are by far the best in the North of London, and every convenience is provided for the production of first-class work.' An invite to inspect the new premises was then made to any prospective customers. The Studios were on the ground floor of the building. Although Tune and Co. specialised in portraiture they were also responsible for an important group of Topographical views of Tottenham taken in 1880s and now in the Bruce Castle Museum collection.

2.3.4 In 1888-1908 William H. Prestwich, a photographer became occupant of the house. William Prestwich's company, the Prestwich Photographers are noted in Kelly's Directory of 1893 as occupying the property at this time. This is elaborated on by the 1901 census which records William Prestwich, Photographer, his wife Elizabeth and their four adult daughters, all living at the house from where William worked. Prestwich is still in residence at the property in the 1905-6 Directory but by the publication of the 1911-12 Kelly's Directory the premises were in use as a restaurant, a use in which it remains in the 1923 edition. The Post Office London Directories of 1949, 1952 and 1956 reveal that Warmington House was in use by two companies: The London Co-operative Society Ltd. Educational and Political Committee, and, the Ancient Order of Foresters.

2.3.5 William H. Prestwich was the father of John A. Prestwich, founder of the famous engineering firm J.A.P. Ltd. The J.A.P engine is thought by some to have been the driving force of the emerging motor cycle industry. The Tottenham Herald of 5th December 1952 published an obituary for J. A. Prestwich who died on that date. The inventor was not born at Warmington House, he was born in Kensington and moved with his family to Tottenham a little before his fourteenth birthday. The obituary writes that at aged twenty John was making electrical and scientific equipment in his father's greenhouse in the garden of Warmington House. His steam engine, the 'grandfather' of thousands of J.A.P. engines of a different kind was also invented at Warmington House. In 1895 he established the J.A.P. Company and set up his first factory in a house at No. 1 Lansdowne Road, Tottenham in 1896. John is also thought to be connected with No.792 High Road and his company was later based in Northumberland Park Road from 1911.

2.3.6 Cartographic evidence, the Tithe Map of Tottenham shows that in 1844 Warmington House had a large range abutting its northern elevation, while the plot to the south remained undeveloped and subdivided, but possibly with a narrow ancillary building abutting the southern elevation of Warmington House (Fig. 3). Further south there was a villa of similar proportions constructed on the same building line, set back from the pavement with a front garden area. Between 1844 and 1864 a new building was erected on the undeveloped plot between Warmington House and the adjoining villa forming a terrace of three adjoining villas with front gardens and long rear garden plots.

2.3.7 The Ordnance Survey map of 1864 shows the house with a front garden, an outbuilding and a long rear garden with a path winding around the perimeter (Fig. 4). There was an outbuilding on the rear boundary and the garden backed onto a nursery and market garden, laid out with a cruciform path. The 1894-5 OS map shows considerable additions to the rear of the property; this is likely to have been in connection with Prestwich's business (Fig. 5). By 1911-12 the premises were in use as a restaurant and the 1913 map shows that most of the late-19th-century rear additions had been demolished, indicating that they were simply outbuildings (Fig. 6). No. 744a, incorporating a ground-floor shop front abutting the pavement, was constructed on the northern side of Warmington House between 1913 and 1935 and is included on the 1935 OS map (Fig. 7). The structure, which has been recently demolished, partially extended over the front elevation of Warmington House partly infilling the forecourt. The Post Office London Directories of 1949, 1952 and 1956 reveal that No. 744a was in use as a funeral parlour run by the London Co-operative Society Ltd, who were also in residence at Warmington House during this period.

2.3.8 Between 1935 and 1955 the former villa adjoining the southern elevation of Warmington House was demolished and replaced by a new building incorporating a vehicular entrance on its northern side. This building remained until relatively recently when it was demolished as part of the consented stadium development. The rear plot of Warmington House was truncated during this period and has since been entirely subsumed into the football club parking area.

2.3.9 In 1961 planning permission was granted for change of use of Warmington House as a funeral parlour. In 1972 planning permission was granted for the erection of a single storey building at the rear to be used as a club and lounge. A few years later, in 1978 permission was granted for use of the second floor as a club. Between 1963 and 1989 Warmington House was used by Tottenham Hotspur Football Club as the supporters' club and offices but is currently vacant and used only for storage on the ground floor.

2.3.10 In 1999 an application was made for the renovation of the listed building in conjunction with a sports centre redevelopment and listed building consent was sought for the rebuilding of the front boundary walls. The application status does not reveal if permission was granted for these proposals. The front boundary wall of Warmington House was rebuilt a year later in 2000.

2.3.11 In 2010, as part of the consented stadium development, THFC were granted Listed Building Consent and planning permission for internal and external alterations to Warmington House and partial demolition to remove the later additions to the building. The consented works include landscaping to the front and rear of the building, including new brick garden walls; York paving, soft landscaping and new entrance steps in the forecourt; and to the rear stepped access with handrails and a new timber porch with external double doors. They also include the overhaul, redecoration, and in some cases replacement of the sash windows, and the removal of a door at second floor level to the rear and the reinstatement of brickwork to the original sill level. Proposals for internal alterations were also consented to significantly upgrade the interior of the building, reinstating original features where possible. Some of the consented external works, including the removal of the structures either side of the building have been carried out. This has seen the demolition of 744a, which adjoined the building to the north, and the demolition of the infill building adjoining to the south. Later extensions to the rear of the ground floor have also been removed.

The former Tottenham and Edmonton Dispensary, 746 High Road

2.3.12 The architect of the Dispensary was H. Seymour Couchman; however the exact date of the building's construction is unknown. Historic photographs and records help to determine the date of the building as c. 1906.

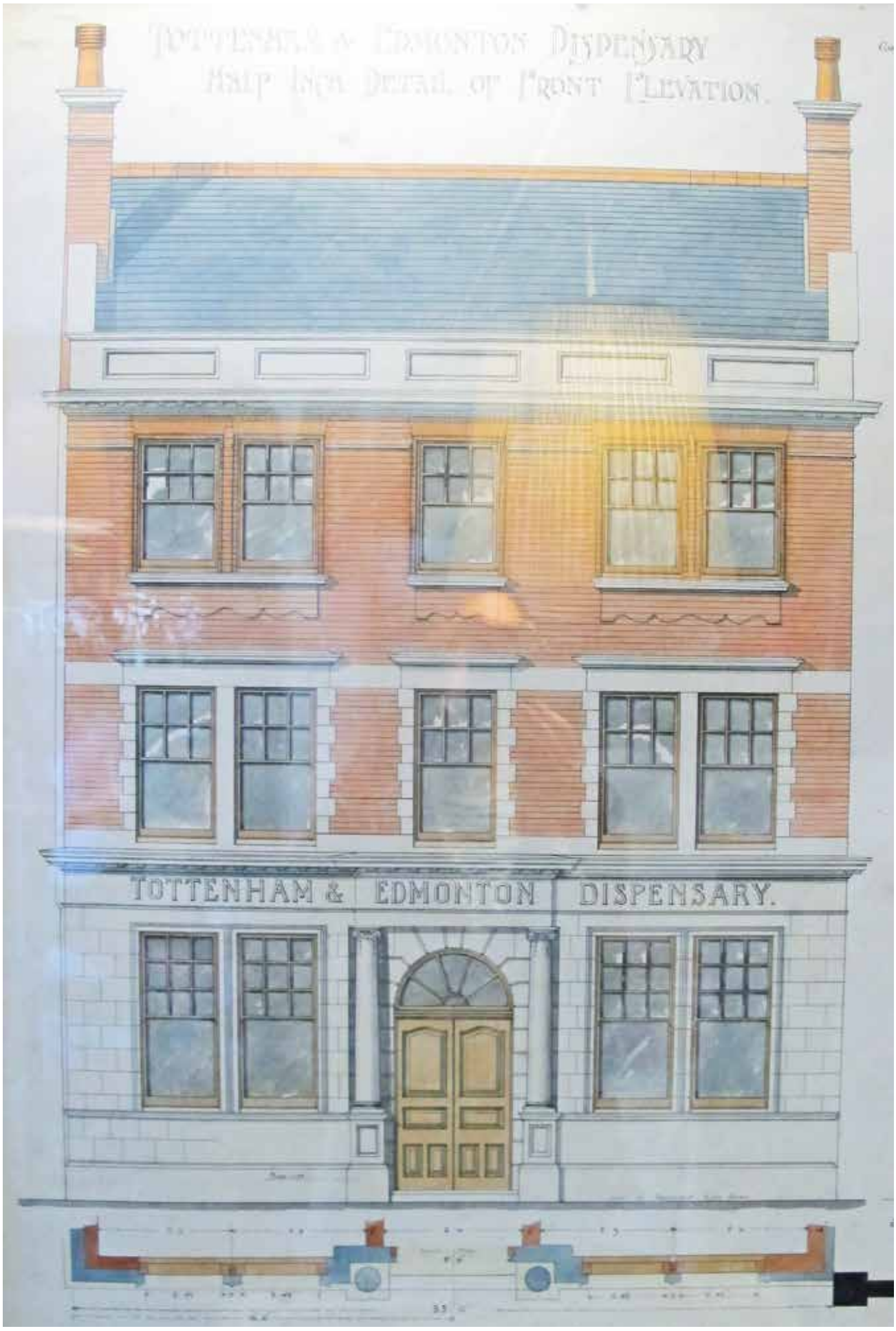
2.3.13 An original drawing of the principal elevation of the Dispensary can be found hanging in a frame on the wall of an Italian Restaurant in Bruce Grove: San Marco Ristorante Pizzaeria, 1-3 Station Buildings, Bruce Grove, London (Fig. 16). The drawing was found in the attic of the building by the present owner. The architect of the dispensary is noted on the drawing as H. Seymour Couchman, whose address was 520 High Road, Tottenham. The drawing also records the name of the builder, A. Monk.

2.3.14 The present building at 746 High Road replaced an earlier Dispensary building of 1864 that is recorded adjacent to the Red House in a c.1905 photograph (Fig. 17). In the mid-19th century the site formed part of a complex of small houses, tenements and yards located to the south of the large public house and its rear yard. To the east of the site were large market gardens, presumably serviced by the complex of buildings (Fig. 4). The first dispensary building must have been built soon after this map was published and is shown on the OS Map of 1894; this former building had a square footprint with a rear closet wing and a further building immediately to its east (Fig. 5).

2.3.15 The rebuilding of the premises may have been due to increased subscription to the Dispensary. The Dispensary had been established as a charity, providing medical advice and medicine free of charge to the poorest of the parish. The original building was paid for by subscription and adapted with a surgery and consulting rooms. Three local practitioners gave their services free of charge and the dispenser lived on the premises. In later years, in common with many such practices, a weekly charge was levied for membership to supplement collections made at local churches, and free advice and medicine was given in case of illness. Membership cost 1d. a week, and 3d. for families and 5s. a year for servants. This entitled them to see one of the local doctors who attend the Dispensary on rotation every morning except Sundays, it also entitled their children to free vaccinations. The doctors also attended prisons. If the members required medicine they were expected to bring their own bottles to be filled. Membership was extremely popular and by 1907 there were 941 members, nearly half of which represented families. There were still 404 members when the premises were taken out of use in 1938.

Figure 17. Red House LH Old Dispensary RH 1905

Figure 16. Original drawing of the front elevation of the former Dispensary



2.3.16 The footprint of the present building of c.1906 is shown on the OS Map of 1913. This includes the two-storey rear wing which stepped in from the south return leaving a window opening to the staircase of the main building. The brick of this wing appears to be the same as that of the main building, but it is not clear whether the wing was part of the original design, or if it was built as an addition to the main building between 1906 and 1913. The 1913 map also shows the plan form of a large detached building in the rear plot of the dispensary that is also recorded on the earlier OS Map of 1894-6 (Fig. 4). This was presumably the same building and was used as an ancillary building to the Dispensary. Part of the new Dispensary (the current building) can be seen in a photograph taken in 1907 (Fig. 18). It is just possible to make out the change in design, most obvious in the form of the new upper storey and the prominent stone parapet cornice.

2.3.17 Although no longer in use as a Dispensary by 1947 (part of the stone fascia depicting 'Tottenham' and 'Edmonton' has been boarded over) a photograph from this date shows the building was occupied, presumably as a shop or another medical facility (Fig. 19). There was signage in the ground floor windows and bronze plaques to the columns flanking the doorway.

2.3.18 In recent years the building has been used as a merchandise store by THFC but at present it is utilised simply for storage. The windows to the front of the building have been boarded over and the interior, although maintained and weather-proofed, is generally in poor condition due to lack of use. The ancillary building to the rear remained in situ in 1970, shown on the OS Map of this date but has since been demolished with the former rear plot subsumed into the THFC car park (Fig. 9).

The Red House, 748 High Road

2.3.19 The architect of the building and the exact date of its construction are unknown but historic photographs and records help to determine the date of the building as c. 1880.

2.3.20 In the mid-19th century the site formed part of a complex of small houses, tenements and yards located on the opposite side of a small yard south of the White Hart Public House (Fig. 4). It was purchased in 1877 by

Figure 18. High Road Lower Tottenham 1907

a local philanthropist, Mr. Joshua Pedley, a teetotal Baptist with a keen interest in keeping the working classes out of the public houses. On acquiring the site Mr. Pedley pulled down a number of the buildings shown on the Ordnance Survey Map of 1864 and offered the site free, with a donation of £500, towards the building of a coffee palace, an establishment that served only non-intoxicating beverages.

2.3.21 The building appears on a post card of the High Road dated c.1880 (Fig. 20) the Ordnance Survey Map of 1894-6 shows a building with an internal lightwell with smaller outbuildings connecting to the rear (Fig. 4). At this time the building appears to share the rear yard with the Public House to the immediate north, which extended east towards the Tottenham Nursery.

2.3.22 The premises are listed as a restaurant in the Kelly's 1905 Directory and it is likely that the coffee tavern was no longer viable in the wake of the new football ground and the redevelopment of the White Hart public house. A historic photograph from c. 1905 shows that the building originally had a patterned tiled roof and a tiled canopy over a small balcony to the central first-floor window that is also recorded in the c.1880 postcard (Fig. 16). A postcard from 1906 provides an alternative view of the Red House, from the south, looking north (Fig. 21). This shows that the original shop front arrangement included a central entrance flanked by tall timber-framed shop-front windows with a panelled stall riser. There was a further entrance in the southern return elevation. A recessed brick panel at second-floor level originally accommodated a sign for 'The Red House'.

2.3.23 At the beginning of the First World War, football was allowed to continue on the Tottenham ground to raise morale, but in September 1916 the Ministry of Munitions announced that the football ground would be closed and taken over as a factory to produce gasmasks. It is possible that the Red House was commandeered as part of this factory.

2.3.24 Tottenham Hotspur Football Club bought the premises for use as the club offices in 1922 after the Club won the 1921 FA Cup. The Ordnance Survey Map of 1935 shows the internal lightwell marked on the late-19th-century OS map and still shows the footprint of the building extending eastwards, although the rear buildings appear to have been amalgamated into the main building (Fig. 7).

Figure 19. The Red House and Dispensary 1947

2.3.25 A 1947 photograph shows the building with its main entrance remaining on the High Road, however, by this date the first-floor central oriel window which replaced the former canopy and balcony had already been installed. At some point after this date the Club removed the original shop front and rebuilt the ground-floor elevations of the building in red brick with two-pane sash windows (Fig. 19). Historic images from the early-20th century and from 1956 provide a view eastwards along Bill Nicholson Way and a south easterly view of the rear buildings adjoining the Red House. These show that the former rear buildings were single-storey and appear to have been in a light industrial use indicated by the rear chimneys (Fig. 11 and 12).

2.3.26 In 1952 planning permission was granted for alterations to the roof at the rear of No. 748; it is not clear what works were undertaken. The OS Maps of 1955 and 1970 shows the same building footprint as the 1935 OS map, with rear extensions extending eastwards, although the internal lightwell appears to have been infilled (Fig. 9). The present day Pro Map at the front of this report shows a significantly smaller building confirming that many of the former rear additions were demolished up to where the former lightwell was positioned.

2.3.27 By 1974 or earlier, No. 748 housed Bill Nicholson's offices as well as the Football Club's board room, in addition to trophy cabinets. When the rebuilding of the West Stand was completed by Tottenham in 1982, The Red House was abandoned until the early 1990s when it was used as a ticket collection point. In 1999 the approach road to the White Hart Lane stadium adjoining the Red House was named Bill Nicholson Way in honour of the English football player, coach, manager and scout who had a 36-year association with Tottenham Hotspur.

2.3.28 Until late 2007 the High Road façade of No. 748 was dominated by a projecting clock, surmounted by the Tottenham Hotspur motif of a gilded cockerel on a sphere. This was removed for safe keeping once the building became vacant and is now installed in the reception area at Lilywhite House. At present the building is largely empty but is still used as offices on the ground and second floor.

Figure 20. 748-756 High Road c1880-85

The former White Hart Public House, 750 High Road

2.3.29 The architect of the building at 750 High Road and the exact date of its construction are unknown; however historic photographs and records confirm that the public house was built between 1894-6 and 1907. The former White Hart public house was built to replace a public house of c.1820, which itself had replaced an earlier building. From 1859 the landlord of the public house on the site was George Beckwith. Beckwith saw the potential of developing the large meadow at the rear of the building to the east as a nursery and market garden to accommodate the growing need for commercial horticulture as London developed. The Ordnance Survey Map of 1864 shows Beckwith's development of the land. The map shows an L-shaped building with a yard at the rear, a garden with paths and a fountain, a bowling green to the east of this, also with a fountain, and further east, a meadow (Fig. 4). A historic photograph from c. 1880-85 provides a view of the c. 1820 building and its principal, two-storey gabled façade with a shop front to the High Road (Fig. 22).

2.3.30 By the end of the 19th century the former meadow and bowling green had been replaced by "Tottenham Nursery", as indicated on the OS Map of 1894-6 (Fig. 5). Charrington's Brewery purchased the White Hart following the death of George Beckwith in 1898 with the intention of building a housing estate on the former nursery. Beckwith had recognised the financial potential of a public house next to a football ground and, prior to his death, had encouraged the brewery to collaborate with the Tottenham Hotspur Football Club, who were looking for a site on which to build a new ground. Charrington's evidently changed their plans in accordance with Beckwith's recommendation and allowed the club to develop the land at the rear of the public house.

2.3.31 Although there are no records to confirm it, the new White Hart Public House must have been built by the brewery after they purchased the site in 1898. The former building remained standing in 1894-6, as recorded on the OS map of this date, and it seems far more likely that the brewery financed the rebuild. In accordance with the development of the football ground, Charrington's wanted to provide an attractive, modern and upgraded public house with an attached billiard room.

Figure 21. High Road Tottenham postccard 1906

2.3.32 Stylistically, the new pub could have been built any time between 1898 and the first positively dated photograph of 1907 (Fig. 18). The photograph shows the Queen-Anne style building with a pink and black granite frontage incorporating etched glass windows and signs and overthrows above in wrought iron with arabesque brackets. The pub was aimed at the better class of drinker and would have had an elaborately decorated interior. Internally a number of Edwardian style chimneypieces survive to the upper floors suggesting the building was completed post 1900.

2.3.33 A photograph from the early 20th century provides a view eastwards towards the football ground (Fig. 11). This image provides a partial view of the single-storey gable-fronted wing adjoining the rear of the main building. It is not clear if this wing was an extension or part of the building's original design, however its plan form is shown on the OS Map of 1913 indicating that it had been built by this date (Fig. 6).

2.3.34 The demolition of the old White Hart allowed space for a wider entrance to the football ground between the pub and the neighbouring Red House coffee house. This new entrance also incorporated urinals in the centre of the road that are shown on the 1913 OS Map (Fig. 6).

2.3.35 A photograph from 1947 shows the ground-floor windows partially boarded up with small openings providing some light through to the interior (Fig. 19). It also appears to show that all of the paintwork has been stripped from the stallrisers. The building in general, does appear to be in a slightly dilapidated condition. It is likely that these alterations were in relation to securing the building during the Second World War. The photograph also shows the former building that adjoined the White Hart to the north. This building formed part of a terrace of three brick buildings of three storeys with simple parapets and shopfronts to the ground floor. The terrace continued at a slightly lower height to the north.

2.3.36 In 1964 permission was granted for alterations to the side elevation where a tea bar was installed, and in 1973 permission was granted for the erection of an extension to the rear of the public house but no details for the extension are available in the planning records.

Figure 22. 750-755 High Road c1880-5

2.3.37 During the late-20th century the public house was converted to a nightclub, Valentino's, and in 1988 permission was granted for alterations to the nightclub, although once again no further details are provided. In 2003 permission was granted for alterations to the ground floor fenestration. A former rear single-storey wing with a gabled front to Bill Nicholson Way was recently demolished, its long narrow footprint as shown on the 1913 OS Map is also depicted on the 1970 OS Map (Fig. 9). At present there is a temporary structure adjacent to the rear of the building, erected by the football club. The former public house has remained vacant since 2013.

2.4 Sources

Primary Sources from the Following Archives

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3.0 Site Survey Descriptions

3.1 Introduction

3.1.1 The application site is defined by Park Lane to the south, Worcester Avenue to the east, Tottenham High Road to the west, and Northumberland Park to the north. The red line site boundary is shown on the plan at Appendix I. The plates referred to below can be found in Section 3.6 of this report.

3.1.2 The implementation of the consented 2011 scheme would see the application site transformed with the construction of a stadium, designed by KSS architects, in the same location as that proposed but of a more elliptical shape and set marginally further back from the High Road pavement line. The bowl-shaped High Road frontage of the stadium would leave large areas of space adjoining the listed Northern Terrace, and most notably, Dial House. There would consequently be a notable gap in the building line between Dial House and the buildings at 744-750 High Road which would be retained in their current form, but with a single enclosed plot at the rear (unrelated to their historic rear plot boundaries). The northern return elevation of 750 High Road that was recently exposed by the demolition of the adjoining terrace would be left prominent in views south along the High Road. This building would be adjoined by the wide entrance steps to the south podium on the northern side and by a gap on the southern side formed by the former entrance to Bill Nicholson Way. In order to allow crowd flow into the main south-western entrance to the site a canyon-style public way would be constructed between the new rear area adjoining the heritage assets and the wall of the south podium.

3.1.3 The consented 2011 scheme also allows the construction of large residential blocks between the southern end of the proposed stadium and Park Lane. These would be built in a radial plan extending outwards from the stadium, rather than aligned with Park Lane, with the tallest block at the eastern end of Park Lane. The space south of the retained listed building at 744 High Road would remain open and flanked by the plain brick return elevation of the listed building in views north along the High Road.

3.1.4 In the site's current, transient, form the football stadium stands at the southern end of the site immediately abutting Park Lane, Worcester Avenue and Paxton Road which runs east to west across the application site but has recently been blocked at either end. The stadium is adjoined to the west by a large car park and smaller low-quality temporary structures associated with the football ground. At the eastern boundary of the application site, between the stadium car park and the High Road are four historic buildings: Warmington House 744 High Road, which is statutorily listed at Grade II and three locally listed buildings; 746, 748 and 750 High Road (plate 5).

3.1.5 The historic terrace known as the Northern Terrace fronts the High Road at the north-western corner of the site (plate 3). The terrace comprises Nos.790-810 High Road, including Dial House (790 High Road) and 792 High Road which are excluded from the site boundary, the Northumberland Terrace comprising Nos.794-802 (even) High Road, Nos. 808-810 (even) High Road and 814 High Road.

3.1.6 The fabric of the four heritage assets comprising 744-750 (even) High Road would be directly affected by the proposed development. The listed building at 744 High Road would be provided with a new setting, flanked by a new terrace either side and with a glazed atrium to the rear, while the locally listed buildings at 746-750 High Road would be demolished and replaced by the proposed Tottenham Experience. These buildings are therefore described individually in Sections 3.2-3.5 below. The numbered floor plans corresponding with the room-by-room internal descriptions in the following sections are included at Appendix.

3.2 Warmington House, 744 High Road

Setting

3.2.1 Warmington House, 744 High Road was built (and remains) set back from the road slightly, originally with a small front forecourt. The house originally had a large rear formal garden stretching eastwards with a central fountain and a small outhouse at the far eastern end. By 1864 a villa had been erected abutting the southern elevation of Warmington House forming a continuous terrace of three villas of similar-sized plan form and with large rear gardens.

3.2.2 Warmington House was abutted by smaller buildings on the northern side in the mid-late-19th century and its northern return elevation has been concealed in views from the High Road since at least 1864 when the original neighbouring dispensary building, demolished and replaced by the current dispensary on the same site c.1906, was built. Warmington House effectively formed part of a terrace in views from the High Road on its northern side from the early-20th-century (pre-1935) when No.744A was built, its southern end partially abutting and obscuring the front elevation of Warmington House. This narrow addition was demolished recently leaving Warmington House detached in the streetscape.

3.2.3 The former rear garden setting to Warmington House has been completely lost. The front area is surfaced in concrete and enclosed by a low modern boundary wall, and in its current form detracts from the setting of the building and the character of the conservation area. The rear setting of the listed building is equally poor comprising a tarmac-covered parking area forming part of the large main THFC car park.

3.2.4 Overall, it would not be an exaggeration to say that the building currently has no meaningful setting.

Front Elevation

3.2.5 The building is of three storeys and three bays wide with a pitched roof behind a parapet. It has a typical early-19th-century symmetrical façade, which until recently was partly obscured by a single-storey building on the north side (No. 744A) that has since been demolished. There is channelled stucco to the ground floor which continues up to the first-floor cill band. The frieze, cornice and parapet are also stuccoed. The first-floor windows have moulded architraves and unmoulded pediments that lack finesse and could be a later addition. The second-floor windows have gauged brick arches. The front door (currently boarded over) is a six-panel door. Modern lettering above the main entrance spells out 'Warmington House'.

Rear Elevation

3.2.6 The main rear elevation is constructed in stock brick and is very plain, although the central arched staircase window provides a feature of interest. There are gauged brick arches to all windows. Some of the historic multipane sash windows remain but on the second floor the central sash is a later replacement, while the sill to the southern bay window has been lowered and the sash replaced by a fire exit doorway. The latter has a modern overlight and gave access to a modern fire escape that has since been removed. There is a rear door at ground-floor level adjacent to the northern return corner. A second doorway is located at the centre of the elevation and formerly provided access to the building from a modern rear extension which has since been demolished. Adjacent to the central door there is a large opening that has been boarded over but was formerly also enclosed by a modern rear extension. The façade is traversed by a number of rainwater pipes.

Northern Return Elevation

3.2.7 The northern return elevation is a blank brick façade except for a staircase window between first and second floor. The elevation is articulated by two chimney flues, the chimneys of which are very tall in proportion to the height of the rear and front parapet. The parapet between the two chimneys has been raised.

Southern Return Elevation

3.2.8 The southern return elevation is also a blank brick façade with a single opening comprising a Diocletian window light at attic level. The elevation is articulated by two chimney flues, the chimneys of which are very tall in proportion to the height of the rear and front parapet. The parapet between the two chimneys has been raised, into which the Diocletian window light is set. The brickwork on this elevation is in poor condition where it has been abutted by the recently demolished neighbouring building.

Roof

3.2.9 The roof is pitched with slates. The roof is not visible from street level, being obscured by the parapet. Arial views of the building suggest these slates have been renewed.

Internally

3.2.10 Unless otherwise stated, all original doors have been removed.

Ground Floor

G1 & G2
Single room subdivided by modern half-height, part-glazed partition, but otherwise original proportions. Original dado rail, skirtings, cornice, chimneypiece, and door/window surrounds. Window is in splayed opening with original panelled soffit.

G3
Room of original proportions but altered with modern panelled ceiling, chimneypiece removed and fireplace blocked. Mixture of early-20th-century panelling and modern boarding on walls. A modern sink unit below rear window. Original rear entrance door, window and surround in poor repair. Original door surround also altered and in poor repair. Some historic panelling remains on eastern wall below sink, but this is also in very poor condition. Modern boarding over original floorboards. Vestibule adjoining entrance hall has original panelled door to under-stair cupboard (G7). Original skirting.

G4
Entrance Hall retaining original proportions. Modern tiled ceiling, but original cornice remains concealed by heavy paint layers. Original door surrounds to main entrance and to G2 and G7 and modern double doorway and single doorway to G6. Original high skirting, modern lino covering on floor. Early-20th-century cupboard and display units indicative of commercial use.

G5
Open to G6 due to removal of east wall. Historic fixtures and fittings are generally same as in G6 but with more of original skirting remaining. Window same as in G1.

G6
Room altered by removal of eastern and western walls and insertion of modern entrance lobby from entrance hall. Inserted suspended ceiling partially removed revealing original ceiling with decorative cornice and ceiling rose above. Sections of original dado rail and cornice remain in addition to small section of decorative panelling on north wall. Chimneypiece removed and fireplace blocked. L-shaped extension on eastern side of room,

which had modern fixtures and fittings, has been demolished since site survey in accordance with stadium development proposals consented in 2011.

St1
Principal ground-to-first-floor staircase. This is the original staircase with a plain balustrade and timber handrail with stick balusters, typical of the early-19th century. The plain newel post could be a later replacement. Original timber panelling to underside of staircase. Open string treads have curved detailed but tread ends have been removed and balustrade covered with boarding. Original skirting and dado rail to wall, steps have either been covered with modern boarding or replaced.

First Floor

F1
Room with original door and window surrounds and skirting. Southern end of room would originally have formed a separate, central room (reflecting the second floor plan) but the dividing wall has been removed. Window openings retain panelled shutters, windows are mid-19th-century replacements. Modern dado rail and chimneypiece but historic fireplace grate. Original cornice may remain above inserted panelled ceiling.

F2
Corridor leading to stairwell of secondary first-third-floor staircase (see St2). Doorway with panelled door to F1 opposite foot of staircase could be a later, albeit historic insertion, doorway has been blocked with boarding on 'internal' face. Panelled cupboard with panelled underside over entrance passage from F4 appears to be 19th century but most likely a later addition. Two doorways to F1 and F3 either side of passage appear to be in original locations but door surrounds are later and doorway to F1 is blocked with modern panelling.

F3
Late-19th-century replacement door surrounds. No cornice. Original dado rail and skirting. Original window and surround. Early-20th-century curved, corner cupboard. Removed doors are flush but could have panelling below added boarding. Chimneypiece is a modern replacement in original opening.

F4
Landing space of original proportions. Original arched recessed window in rear wall with original panelled shutters and soffit. Original lath and plaster ceiling, badly damaged with simple cornice that could be later replacement. Original door surrounds, skirting and dado rail, all doors removed with one, unfixed six-panel door remaining.

F5 and F6
These rooms were previously joined with a large opening in the dividing wall now infilled with a modern, part-glazed partition. Both rooms have matching original skirting, cornices and chimneypieces with original ornamented iron grates. Original window surrounds with panelled soffits. Shutters covered over but may survive to front window, rear shutters removed. Modern cupboards to left of chimneybreasts in both rooms.

St2
Original secondary first-to-third-floor staircase with simple stick balustrade (partly enclosed with modern boarding). Original wall string. Balusters missing between second and third floor.

Second Floor

Original floorboards and plan form throughout.

S1
Badly damaged lath and plaster ceiling. Skirting and cornice as in S1. Late-19th-century sash window with simple surround. Original fireplace grate with altered, later surround. 19th-century fitted curved cupboards. No entrance door.

S2 & S5
Hallway of original proportions with original door surrounds to flanking rooms, space divided into two by beaded arched opening. Plain high skirting could be original. No cornice.

S3
Same as S2 but with original sash window and 1930s tiled chimneypiece. Original 4-panel entrance door.

S4
Modern boarded ceiling, original skirting, late-19th-century sash with lower leaf removed. Original window surround. No entrance door.

S6
Modern skirting and window surround. Late-19th-century upper leaf to sash window, lower part of window modern. Modern bathroom fittings. Original panelled door with modern glazing.

S7
Same as S8 but 19th-century sash window, door boarded over and fireplace open with early-20th-century glazed tile surround and chimneypiece.

S8
Original skirting, corner cupboard and 4-panel door. Modern glazed door in original window opening. Fireplace blocked. Modern plaster ceiling.

Third Floor

R3
Attic space with revealed original rafter and purlin roof structure with modern roofing felt above. Some rafters are later replacements but majority appear original. Original lath and plaster walls and 4-panel door enclose top of secondary staircase (St2) and room R1.

R1
Small attic room with modern arched Diocletian window, including sill, that could be in an original opening. Modern boarded ceiling. Original low door frame, door removed. Modern skirting.

3.3 The former Tottenham and Edmonton Dispensary, 746 High Road

Setting

3.3.1 The former Dispensary, 746 High Road, sits between the Red House to the north and Warmington House to the south. The High Road setting of the former Dispensary has been recently altered by the demolition of 744A High Road, an early-20th-century infill structure built in the gap between the building and Warmington House to the south. This demolition has exposed the plain southern return elevation of No.746, opening up an awkward gap between the building and Warmington House in views north along the High Road through which the plain rear extension to No.746 is visible. Between Nos.746 and 748 there is another narrow gap infilled with a modern gated entrance to the main THFC car park which forms the rear setting of the building. The former rear plot has been subsumed into the THFC car park but has been recently divided from it by a consented temporary metal fence.

3.3.2 As is the case with Warmington House, it would not be an exaggeration to say that the building currently has no meaningful setting.

The Building Externally

3.3.3 The former Tottenham and Edmonton Dispensary is a three storey building with a rear wing of two storeys. It is constructed from red brick with a Portland stone ground-floor shop front and Portland stone dressings to the front elevation.

Front Elevation

3.3.4 The front elevation has a symmetrical red-brick façade with a Portland stone ground-floor shop front that has an arched, channelled stone central entrance, flanked by stone columns on plinths with a semi-circular fanlight over the door. The stone entablature fascia is inscribed 'TOTTENHAM AND EDMONTON DISPENSARY'. The ground floor has two pairs of window openings either side of the entrance, although the former windows have been lost and boarded up. The first floor has a central window with a simple stone entablature with two pairs of windows either side with the same entablatures. The same rhythm of windows is repeated to the second floor; however these windows have red brick dressings. A narrow stringcourse runs around the façade just below the gauged brick arches of the windows. Above is a prominent stone parapet cornice with dentils and a panelled blocking course. Tall brick chimney stacks stand at each end of the building.

Rear Elevation

3.3.5 The rear of the building is dominated by a very plain and utilitarian two-storey red-brick rear extension, constructed in red brick with segmental-arched windows. The only visible parts of the rear elevation to the main building are the second floor windows, comprising four-pane sashes with horns, and the narrow southern bay. The latter contains a blocked tall narrow sash on the first floor, which originally provided light to the main staircase, and a narrow ground-floor doorway leading into the main stairwell. The two-storey rear extension has three window openings and a doorway at ground floor with a square overlight. The window adjacent is a small sash with a modern air vent inserted in the upper pane of glass. Adjacent are two two-pane sash windows with horns. At second floor level there are four identical sash windows with horns and no glazing bars. All of the window sills are painted white. The flat roof of the rear extension has a large central glazed roof lantern which protrudes above the height of the parapet.

North Return Elevation

3.3.6 The north return elevation is also very much a secondary elevation, constructed in a simple design in red brick with a plain gable with stone coping and gauged brick window arches. The outline of the chimneybreast running from ground to the chimney is visible. The main building has one sash with horns and no glazing bars and a small window with a modern air vent at ground floor level. At first floor are three sash windows, with horns and no glazing bars, and a further small window. All have painted sills. A number of rain water pipes run across the façade. The two storey rear wing has two sash windows with horns and no glazing bars situated close together at ground floor, with three sashes, with horns and no glazing bars, above. These windows also have painted sills.

South Return Elevation

3.3.7 Much like the north return elevation, the south elevation is also very much a secondary elevation, constructed in a simple design in red brick with a plain gable with stone coping. This elevation had previously been attached to an infill building between it and Warmington House to the south. This infill building was added at some time in the early 20th century; it is not shown on the OS Map of 1913 but is present on the OS Map of 1935. As a result the brickwork is marked and in a poor condition where the buildings have been separated.

Roof

3.3.8 The roof is pitched with slates and modern lead flashing. The roof of the rear extension is flat with a timber and glazed projecting roof lantern.

The Building Internally

Ground Floor

G1
Stairwell. Plain original glazed timber-framed partition and doorway in wide-arched opening between G1 and G3. Original dado rail, doorway and architrave providing rear south-east exit and door, and architrave to cupboard under the stairs.

G2
Front room used for storage and not accessible past doorway. Chimneypiece removed and fireplace blocked but some tiling remains to the sides of the fireplace. Original Cornice and picture rail. Small opening in north wall has a hinged decorative metal cover; these are also found in F5 and G6.

G3
The walls to the main circulation space have glazed green tiles to dado rail height, an indication of the building's former use as a medical institution. The dado rail is formed of a strip of glazed brown tile. Walls painted above. The floor is formed of original mosaic tiles. Original main front door to west elevation. Deep panelled reveal to the doorway between G3 and G6 indicates the start of the extension and the link made through the original thick rear brick wall.

G4
This room was locked.

G5
Original skirting, picture rail, cornice and dark polished wood door architraves to G6 and G3. Later doors to match.

G6
Original skirting, picture rail and cornice. To the north wall are two small openings with hinged decorative metal covers; these are also found in G2 and F5. Original simple timber chimneypiece, fireplace has been blocked in.

G7
Rear ground floor room, with simple original timber chimneypiece, fireplace has been blocked in. Original skirting, picture rail and cornice, but with later modern panelling to dado rail height. Former doorway through to G7 has been blocked with shelved fitted in recess. Polished dark wood architrave to doorway remains, with second matching door architrave to G6. Parquet flooring. Doorway leading to small toilet in north corner.

G8
Toilet with original plain brown glazed tiles to walls and mosaic flooring.

First Floor

F1
Main hallway with original skirting and cornice. Window boarded over, with original plain architrave and sill. Original panelling to the side of the staircase from first to second floor.

F2
Original skirting and picture rail but no cornice. Later timber chimneypiece with small cupboards built in. Windows boarded over.

F3
Small room adjoining F2. Late-20th-century sink. Original plain window architrave.

F4
Bathroom. Claw-foot bath and mid-to-late 20th-century fixtures and fittings.

F5
Panelling to soffit and sides of deep door architrave leading through to rear extension, suggesting opening inserted in original thick brick rear wall. This room was originally highly decorated and some evidence of the mouldings survive although but are in a very poor condition. The cornicing, formed of three parts: acanthus leaves, egg and dart and beading indicates that the room was formally divided by partitions. Modern lightweight partitions divide the room but there is parquet flooring throughout the room. Chimneypiece has gone although glazed tiles and a cast-iron grate remain. Skirting has been removed and the walls have been stripped back to their brickwork in places, sections of the original picture rail remain. Plain window architraves also remain although many of the sills have been removed. To the south wall are two small openings with hinged decorative metal covers.

F6
Original skirting, picture rail and cornice. Chimneybreast but fireplace and chimneypiece have been removed. Floor is carpeted. Two plain original window architraves.

F7
Stairwell from first to ground floor with original principal staircase. This is a dog-leg staircase with a half landing, from ground to first floor enclosed by an iron-work balustrade with a leaf motif, narrow balusters and a hard-wood handrail. Stair string and dado rail to staircase. Tall sash window with architrave and sill with obscured glass. The floor to the hallway and stairs is stone.

Second Floor

S1
Original skirting, picture rail and cornice. Chimneybreast but chimneypiece removed and fireplace blocked. Later storage box adjoined to wall. Modern shelves. Wood chip wallpaper to walls. Original door architrave, but door removed.

S2
Original skirting, picture rail and cornice. Chimneybreast but chimneypiece removed and fireplace blocked. Fitted cupboard without doors to alcove adjacent to chimneybreast. Windows boarded up. Floor carpeted. Modern shelves. Original door architrave, but door removed. Polystyrene tiles to ceiling.

S3
Original skirting, picture rail and cornice. Chimneybreast but chimneypiece removed and fireplace blocked. Fitted cupboard without doors to alcove adjacent to chimneybreast. Windows boarded up. Floor carpeted. Modern strip lighting to ceiling. Original door architrave, but door removed.

S4
Original skirting and cornice. Original floorboards exposed. Chimneybreast but chimneypiece removed and fireplace blocked. Wood chip wallpaper to walls. Original door architrave, but door lost.

S5
This is the original secondary staircase from first to second floor, with a modest timber balustrade, three simple carved newel posts and a timber handrail and stair string.

3.4 The Red House, 748 High Road

Setting

3.4.1 The former Red House, 748 High Road, marks the southern corner of Bill Nicholson Way. The building has historically been a detached building, with the entrance to the stadium to the north and the former Dispensary to the south. Like the former Dispensary, the Red House was built for commercial use. It was therefore constructed abutting the pavement which forms its immediate front setting. Built in c1878-80, the Red House originally had a rear plot occupied at its southern end by a building of a similar-sized plan form. The rear setting of the building now forms part of the tarmac-covered THFC main car park. The Red House has recently been divided from the car park by a consented metal temporary fence. This has replaced the former gates to the football ground at the eastern end of Bill Nicholson Way, blocking the historic entrance and rendering the former access route to the stadium from the High Road redundant.

3.4.2 Once more, it would not be an exaggeration to say that the building currently has no meaningful setting.

The Building Externally

3.4.3 748 High Road is designed in the Queen Anne style, constructed in red brick and with two street facing elevations. The building is three storeys with steep-pitched double gable ends to the High Road and to the south elevation, slate roofs and tall red-brick chimneys stacks.

Front Elevation

3.4.4 The ground floor has five sash windows which replaced the original shopfront in the mid-20th century. The sashes, with horns have no glazing bars; each window is separated from the next by a pilaster painted blue. Between the ground and first floor there is a stucco stringcourse; the stringcourse is repeated between the first and second floor and incorporates painted panels below the second floor windows. At first floor level there is a central white-painted canted oriel window with a decorated parapet with leaded lights, thought to have been added in the early-to-mid-20th century. On either side of this central window are two shallow pointed-arch window openings that now contain sashes but originally had casement windows. These later sashes have horns and no glazing bars. The second floor pointed-arch sash windows with side lights and horns appear to be original, and are shown in a c.1880-5 photograph (Fig.20). A recess between the second-floor windows originally bore the name ‘The Red House’, but is now just red brick. The top of the elevation is characterised by steep-pitched double gable ends with original timber trellis edging painted blue (the colour blue presumably dates from THFC’s occupation of the building). Two original brick chimneys to the centre of the building protrude above the roofline.

Rear Elevation

3.4.5 The rear of the building was clearly never meant to be seen in public views and is very plain, with no architectural embellishment and constructed in a contrasting yellow-stock brick. The ground floor and part of the first floor is obscured by an abutting two-storey late-20th-century extension of poor quality. The extension has a flat roof with a roof light and sloping sides; its main façade is blind and has been rendered and painted in white. The windows either side at first-floor level are a detracting mixture of later casements and sashes. At second floor level are two casements and a central window with a lowered sill to create a door. Adjacent is an unsightly air conditioning unit. Above are the steep-pitched, slate-covered double gable ends of the roof.

North Return Elevation

3.4.6 The elevation is red brick and the base of the ground floor is painted blue up to the height of the sill of the single ground floor window. The latter is a casement window with thick glazing bars to the upper section. The window is surmounted by a single segmental red-brick arch. Adjacent is a single door with a rectangular fan light above. The lintel is painted white. At first floor level there is an early-to-mid-20th century central white-painted canted oriel window with a decorated parapet with leaded lights. Adjacent is a small single window, fixed at the bottom with a hinged section to the top. The sill and lintel are painted white. At third floor level is a four-pane timber sash window with horns.

South Return Elevation

3.4.7 The south elevation is red brick with white-painted stone window sills. At ground floor level of the main building there is a bricked up former doorway, two sash windows with horns and no glazing bars and a doorway with a rectangular fan light above. Adjacent, to the two storey extension, are two small fixed windows. Above ground and between the first and second floor are stucco stringcourses, which extend onto this elevation from the front façade. At first floor there is a single sash window with horns and no glazing bars, while on the second floor there is an original pointed sash with side lights matching the second floor windows to the front elevation. Adjacent is a four-pane sash window This elevation is marred by a considerable number of modern rain water pipes and by a concrete clad chimney or vent.

Roof

3.4.8 The roof is clad in slate tiles that have replaced the original patterned roof tiles depicted in historic photographs. The roof structure itself was not accessed.

The Building Internally

Ground Floor

3.4.9 The ground floor has undergone much modernisation, having been converted to office space. Throughout there are inserted modern suspended-panel ceilings with recessed fluorescent lighting (it is unknown what, if anything, survives above this). The rooms have been fitted out with modern fixtures and fittings and the floor fitted with carpet tiles. There is a change of level on the ground floor between the main building and the modern rear extension which contains storage areas and a bathroom.

G1
Store room. Modern fit out. Suspended ceiling.

G2
Store room. Modern fit out. Suspended ceiling.

G3
Office. Modern fit out. Suspended ceiling. Chimneybreast, fireplace blocked in, may be surviving fireplace behind. Later dado rail and skirting.

G4
Office. Wall nibs to the centre of the room may indicate the location of a former partition. Lightweight later partition between G3 and G4. Skirting appears to be a mixture of early and later joinery.

G5
Original panelling to underside of the original stair which was presumably open originally but is now enclosed and partitioned from the ground floor hallway by later lightweight partitions. The original top newel post projects down into the hallway and has a moulded cap to its bottom. The curve of the underside of the staircase is plastered.

G6
Male and female W.C.s. All modern finishes. Level change here with a step up into the modern extension.

First Floor

3.4.10 The majority of the first floor has been converted to store areas with a kitchen at the rear of the building.

F1
Kitchen in later extension to the rear of the building with a rooflight. All modern finishes. Modern storage area with modern finishes at north end.

F2
Storage room with modern finishes apart from a dark-wood chimneypiece to the north wall with a panelled mantelpiece above. The fireplace is boarded and it is not clear what survives behind.

F3
This room was presumably the room in which coffee and meals were served in the building's original incarnation as a coffee house; it was later used as the office of the Tottenham Hotspur manager Bill Nicholson, a much-admired key figure in the history of the Club. The walls are panelled about half way up with polished dark-wood panelling with a dentil cornice and original chimneypieces in the same material at either end of the room. The chimneypieces are surmounted by a mantelpiece over which the detail cornice above the panelling continues. A picture rail runs around above, the bottom part of which has been painted white. There is also a simple cornice. The fireplaces to the chimneypieces are boarded over and it is not clear what survives behind. The room has undergone later alterations including the insertion of air conditioning units and carpet tiles to the floor.

F4
Female W.C. All modern finishes.

F5
Male W.C. All modern finishes.

Second Floor

3.4.11 The second floor has been converted to office space and has lost its original plan form, being subdivided by glazed lightweight partitions. Throughout there are modern suspended ceilings with recessed fluorescent lighting (it is unknown what, if anything, survives above this) with carpet tiles to the floor as on the ground floor.

S1
Modern office fit out. Suspended ceiling. Floor carpeted. Modern skirting. Glazed lightweight partitions to S1 and S3.

S2
Modern office fit out. Suspended ceiling. Floor carpeted. Modern skirting. Glazed lightweight partitions to S1 and S3.

S3
Modern office fit out. Suspended ceiling. Floor carpeted. Modern skirting. Glazed lightweight partitions to S1 and S2.

S4
Stairwell. Modern fit out. Floor is carpeted.

Staircases

3.4.12 The original timber staircase situated at the centre of the building survives from ground floor to second floor. It is dissected at ground floor by a later partition and the entire staircase was presumably originally visible up to first floor. Original timber balustrade, handrail and newel posts with square cap and stair string. Modern handrail opposite the balustrade on the opposite wall. Original timber balustrade and handrail to the first floor landing. From first to second floor original timber balustrade, handrail and newel posts with rounded cap and stair string.

3.5 The former White Hart Public House

Setting

3.5.1 The former White Hart Public House at 750 High Road formed the southern end of a long terrace of buildings, of varying architectural quality, that were recently demolished as part of the consented stadium redevelopment. This building has therefore lost its original terraced setting to the north making it appear incomplete as an architectural composition and exposing its plain northern return elevation which detracts from the character of the street. To the south its setting is less altered with the Red House remaining on the opposite side of the entrance to the stadium, Bill Nicholson Way. However, this original access road to the football ground, which was established during the same period that 750 High Road was built in the location of the former entrance to the Tottenham Nursery, no longer forms the entrance to the stadium site and is now blocked by a consented temporary metal fence at its eastern end. . The historic setting of the public house has been lost at the rear where its former rear plot has been amalgamated with the stadium grounds.

3.5.2 As with the other remaining buildings in this group it would not be an exaggeration to say that the building currently has no meaningful setting.

Front Elevation

3.5.3 Situated on a corner plot at the junction between the High Road and Bill Nicholson Way, the front elevation to the High Road is read alongside that of the southern return elevation which turns the corner along Bill Nicholson Way. The elevations are of a Queen-Anne style, constructed from red brick. The building is of three storeys with a two-bay façade to the High Road and a third, angled, corner bay. The second storey is rendered and above this are moulded, double gables with a dentil cornice and a decorative shield to each apex. The third bay has a circular window detailed with keystones. The paired second floor windows comprise sashes with horns and thick glazing bars, and are six-over-six with stone mullion and transom surrounds, surmounted by an entablature and with stone sills. The first floor windows, also two pairs, comprise casements in stone mullion and transom surrounds, six-over-nine with stone sills. The original ground-floor shop front has a timber stallriser with tall, timber-framed windows above and a splayed corner entrance with a projecting arched door hood supported by corbels. The ground floor windows are divided by pink and black granite pilasters supporting a cornice, which are original to the design.

Rear Elevation

3.5.4 Historic images show that the rear elevation was adjoined by a single-storey wing in the early-20th century, which has since been demolished. The main rear elevation is very plain and, being originally concealed in main public views, was constructed in a lower-quality brown brick. The elevation is of no architectural value, being devoid of architectural detailing apart from the flat gauged-brick arches to the windows. There are no openings to the ground floor elevation and it has been plastered and painted white and blue. The first floor has four windows, three sashes with no glazing bars and a smaller, more squat, sash with a modern air vent in the glass. These windows have modern security bars across them. At second-floor level there is a larger two-pane sash to the south eastern corner and three smaller windows adjacent comprising two-pane sashes and a casement window. The elevation is terminated by a parapet behind which the pitched roof and two red brick chimneys are visible. Rainwater pipes traverse the face of the elevation.

Northern Return Elevation

3.5.5 The bare-faced-brick northern return facade is blind and was originally immediately adjoined by a neighbouring building with only a narrow passage between them, this elevation was never designed to be visible and is of no architectural value. The elevation is constructed from red brick with two gable ends, much of the lower part of the elevation has been clad in concrete tiles which show cracks. Modern, plastic rainwater pipes traverse the face of the elevation.

Southern Return Elevation

3.5.6 The south elevation fronting Bill Nicholson Way is read as part of the principal elevation as a result of the building occupying a prominent corner location. The elevation shares many of the same architectural features as the principal High Road elevation; it is in the Queen-Anne style and constructed from red brick and of three storeys with three bays. Above the rendered second storey are moulded, double gables with a dentil cornice and a

decorative shield to each apexes. The third bay has a circular window detailed with keystones. The paired second floor windows are six-over-six sashes with horns and thick glazing bars in stone mullion and transom surrounds, surmounted by an entablature and with stone sills. The first floor windows, also paired, comprise casements in stone mullion and transom surrounds and are six-over-nine, with stone sills. The shop front matches the High Road elevation.

Roof

3.5.7 The roof of the building is steep-pitched and clad in clay-tiles with four red-brick chimneys.

The Building Internally

3.5.8 Internally the building is of little architectural or historic interest and is in a poor condition having remained empty since 2013. On the first and second floor original joinery and decorative architectural mouldings survive in a number of the rooms although many of the doors have been replaced by modern counterparts. A number of Edwardian chimneypieces also survive to the upper floors, consisting of painted timber mantels with decorative tiles to the cast-iron fireplaces. There have been numerous changes to the plan form of the building including an alteration to the rear staircase, which has been boxed in on the second floor. A new staircase has been inserted between the ground and first floor subdividing two front rooms.

Basement

3.5.9 There is no measured floor plan of the basement. It is largely open plan with a stone floor, painted brick walls and modern fixtures and fittings relating to the pub use.

Ground Floor

G1
The former open bar area. The floor has been raised in areas to the sides of the room to create a dance floor at the centre. All the joinery including the bar, as well as the other fixtures and fittings are modern of a poor quality and in a poor condition. The flooring is also modern and in a poor condition. On the east wall a doorway has been blocked in with breeze blocks; this was presumably originally a doorway through to the single-storey rear wing which has been demolished.

G2
Kitchen. Tiled room with sinks to the rear, all modern fixtures and fittings. A doorway has been blocked in with breeze blocks; this was presumably the access through to the single- storey rear wing which has been demolished.

G3
A narrow hallway with direct access from a single later door to the High Road. A modern inserted staircase leads up to the first floor of the building, cutting awkwardly across the ground floor window. Staircase leading down to the basement has timber treads and a simple later handrail.

First Floor

F1
This room has been altered in the late-20th century by the insertion of the front staircase down to the ground floor, becoming more of a landing area than the reception room it was originally. The modern timber staircase is located directly adjacent to the chimneybreast. Room has a modern fixtures and fittings including skirting, cornice, door and architrave. Floor carpeted.

F2
Reception room. Original cornice, picture rail and frieze with plaster moulding. Painted woodchip to the walls. Later chimneypiece with original cast-iron fireplace. Floor carpeted.

F3
Bedroom. Original skirting and cornice, otherwise modern fixtures and fittings. Floor carpeted.
F4
Hallway. Original skirting and cornice. Floor carpeted.

F5
Bathroom. Ceiling falling away to reveal lathe behind plaster. Modern rooflight which projects upwards modern and fixtures and fittings.

F6
Bedroom. Original skirting, picture rail and cornice otherwise modern fixtures and fittings. Floor carpeted. Later door, architrave possibly original. Painted original timber chimneypiece with cast-iron fireplace and tiled insert and grate.

F7
Kitchen. Modern skirting and fixtures and fittings. Later door, architrave possibly original.

F8
Toilet. All modern fixtures and fittings.

F9
Stairwell and hallway. Later door and architrave with glazed overlight. Staircase ends and has been blocked in with small area to the rear. It is likely there was formerly a connection to the single-storey rear wing, which has since been demolished, in this location.

Second Floor

S1
Bedroom. Wallpaper to walls. Floor carpeted. Original skirting but otherwise modern fixtures and fittings to room. Modern door.

S2
Bedroom. Original skirting. Modern timber board panelling to wall with window. Original Edwardian painted chimneypiece with cast-iron fireplace with glazed tile inserts and grate. Later tiled hearth. Otherwise modern fixtures and fittings to room.

S3
Bedroom. Wallpaper to walls. Floor carpeted. Original skirting and Edwardian painted chimneypiece with cast-iron fireplace with glazed tile inserts and grate. Otherwise modern fixtures and fittings.

S4
Hallway. Original skirting, cornice, architraves to doors through to rooms. Wallpaper to walls. Floor carpeted.

S5
Bedroom. Wallpaper to walls. Floor carpeted. Original skirting but otherwise modern fixtures and fittings to room.

S6
Kitchen. Modern skirting. Lino to walls. Carpet to floor. Modern fixtures and fittings to room.

S7
Bathroom. Modern fixtures and fittings.

S8
Toilet. Modern fixtures and fittings.

Staircase from Second to First Floor
Original timber painted balustrade and handrail with turned balustrades and carved newel posts with ball caps. Dog-leg stair with half landings. Treads are carpeted. Original stair string.

3.6 Description of the Wider Area Affected by the Proposals

North Tottenham Conservation Area (Including White Hart Lane)

3.6.1 The North Tottenham Conservation Area, extending from the northern boundary of the London Borough of Haringey with Enfield to northern side of Scotland Green, has the greatest variety of building styles and periods of all of the six High Road conservation areas. This is particularly relevant to the northern stretch of the conservation area from the junction with White Hart Lane up to Brantwood Road where the terraced buildings comprise an interesting mix of architecture dating from the 18th to late-20th century. This part of the High Road has a notably urban and enclosed character with two and three-storey terraced buildings immediately fronting the street and mostly incorporating ground-floor shop fronts (Plate 1).

Plate 1.

3.6.2 White Hart Lane, although narrower than the High Road, is also a busy traffic thoroughfare that has connected Wood Green to the west since the medieval period. It is flanked at its eastern end by Victorian terraces and, although altered, these collectively make a significant contribution to the character of the street and provide a historic link with the late-19th-century development of the railway and nearby station. In addition to these, a small number of early-19th-century buildings and one 18th-century villa add further historic interest to the streetscape (plate 2).

3.6.3 The majority of the southern side of White Hart Lane is flanked by two residential blocks forming part of the Whitehall Street/Love Lane estate and their associated gardens/hard landscaping. Like the rest of the buildings on the estate, these are excluded from the conservation area. Despite the large area covered by the residential estate and the scale of the buildings, particularly the tall tripartite tower blocks, the estate buildings are substantially set back from the High Road and therefore have a limited street presence in views along the road. Those on the southern side of White Hart Lane have the greatest impact on the setting of the conservation area in terms of street views but again their visual impact is mitigated by their position set back from the road and by adjoining mature trees.

3.6.4 Returning to the High Road, the Georgian terraced buildings at Number 792 to 802 opposite the entrance to White Hart Lane are set back behind private enclosed front plots (plate 3). This gives a more open feel to the street although the front boundary walls maintain some sense of enclosure. Beyond this, the western side of the High Road is predominantly flanked by Victorian terraces with ground-floor shop fronts. The rhythm of these is interrupted by Bergen apartments and Kathleen Ferrier Court, mid-late-20th-century apartment blocks that are set back from the prevailing building line. On the eastern side of the road former buildings have been demolished in preparation for the proposed stadium development opening up previously obscured longer views of the current stadium and the adjoining remaining industrial buildings (plate 4).

3.6.5 The completed demolition works on the eastern side of the High Road have left the plain return elevation of 750 High Road (Valentino's) exposed. This elevation was never intended to be visible and detracts in views south along the street. The southern return elevation of Dial House, similarly exposed, has been rebuilt in non-matching brick.

3.6.6 The buildings at 744-750 High Road including Valentino's, the Red House, the Tottenham Dispensary and Warmington House also appear isolated in the streetscape following the demolition of the terraced buildings adjoining 750 High Road and of the neighbouring buildings south of Warmington House. They provide some continuity in the streetscape in views north along the High Road in which the stadium redevelopment site is mostly concealed but in these views the recently exposed return elevations of Warmington House and the Dispensary detract. Opposite this cluster of buildings, the Church of St Francis De Sales is set back from the road. This combined with the open areas further south of the church, including the tree-enclosed tennis courts, the green south of Church Road and the substantial widening of the pavement south of Warmington House, adds to the more open character of this part of the High Road (plate 5).

3.6.7 South of Bromley Road, beyond the boundary of the study area, the High Road narrows again. As at its northern end, this part of the High Road is flanked by a more continuous rhythm of tightly-packed terraced buildings with ground-floor shop fronts (plate 6). The majority of these buildings date from the Victorian period but there also a number of mid-late-20th-century infill additions and some earlier buildings. The latter include the 18th-century terraced buildings comprising 662-670 (even) High Road, all of which are individually listed at Grade II. These have been more substantially altered and not as striking as the Georgian Terrace opposite White Hart Lane but are nevertheless of high significance (plate 7). Number 662 was seriously damaged by fire during the riots in the summer of 2011 and is currently under repair.

3.6.8 Beyond Hampden Lane the general character changes again as the street is flanked by larger office and residential buildings with a less prominent street 'presence'. The lively Dutch-gabled façade of the recently renovated building at 639 High Road (now the 639 Enterprise Centre) provides an exception to this incorporating a handsome row of arched shop fronts. The residential blocks at the southern end of the conservation area are set back from the road and partially concealed from view by rows of mature trees (plate 8).

3.6.9 The grassed area adjoining the sports centre and the two early-19th-century houses at 705 and 707 High Road is the only significant public space immediately adjoining the High Road in the North Tottenham Conservation Area. This attractive green, incorporating mature trees and providing welcome greenery in the streetscape, must date from when the latter buildings were erected and is therefore of both historic and

streetscape value (plate 9). There are many communal areas, including a park and various greens spaces, in the modern residential estates. Although these have no heritage value they currently provide important public spaces.

3.6.10 The boundary railings to Northumberland Terrace form a significant element of the public realm, particularly the railings and gate piers to Percy House which are individually listed at Grade II*. These are prominent in views east along White Hart Lane.

3.6.11 The North Tottenham Conservation Area includes over twenty statutorily listed buildings, the largest number of listed buildings of all six conservation areas forming the Tottenham High Road Historic Corridor. These are listed in Appendix VI. Over thirty buildings in the North Tottenham Conservation Area are included on the London Borough of Haringey's local list and are therefore considered to be non-designated heritage assets. There are also a number of unlisted buildings that are not statutorily or locally listed but overall are considered to make a positive contribution to the conservation area. These are listed in Appendix VI.

3.6.12 The conservation area is included on the Historic England Heritage At Risk Register as a 'Conservation Area At Risk' with its overall condition described as 'very bad'. Although a substantial proportion of the historic buildings in the conservation area remain in their original uses, primarily retail with residential use on the upper floors, most are suffering from lack of general maintenance, and the overall condition of the buildings has a negative impact on the character and appearance of the conservation area. Notwithstanding the foregoing, the current state of the conservation area in the vicinity of the site is so diminished that it has no meaningful quality or setting.

North, East and South of the Site – Northumberland Park, Worcester Avenue and Park Lane

3.6.13 This area abuts the eastern boundary of the High Road and therefore forms part of the setting of the North Tottenham Conservation Area. This area has a mixed character. To the south it is largely characterised by residential housing comprising a mixture of mid-late 19th century, interwar and mid-late-20th-century house. The residential housing incudes post-war, low-rise apartment block of three-to-five storeys and detached and semi-detached houses of two-to-three storeys. To the east of the area there are two large modern school developments, and to the north is the new Sainsbury's superstore. At the northern end of Worcester Avenue the character becomes residential again. The area has communal value as it provides residential accommodation to local people, as well as educational and recreational use.

3.6.14 There are few buildings of historic architectural significance in this area, as much of the area was developed or redeveloped in the mid-late 20th century. Those buildings of some significance include the attractive terrace of mid-late-19th-century housing, and a former school, now a church, on Park Lane which make a positive contribution to the street scene. Nos. 28-44 Park Lane are late-Victorian houses of two storeys and two bays with bay windows and decorative eaves at roof level. Nos. 48-56 are three-storey buildings of stock brick with stone lintels and banding with shopfronts to the ground floor. Elsewhere, Concord House, a four-storey late-20th century apartment block detracts from the appearance of the area, as does part of the Northumberland Park Community School, visible from Worcester Avenue. The interwar buildings on Worcester Avenue are neutral in their contribution to the streetscape, being of no particular architectural merit.

Plate 2.

Plate 3.

Plate 4.

Plate 5.

Plate 6.

Plate 7

Plate 8.

Plate 9.

West of the Site and Tottenham High Road

3.6.15 Beyond the boundary of the North Tottenham Conservation Area to the west of the site and High Road, north and south of White Hart Lane, are the post-war residential estate buildings of the Whitehall Street/Love Lane estate and the Peacock Industrial Estate. The high-rise blocks of the residential estate contrast with the general two to four-storey height of buildings along the High Road, but their dominance is reduced by their location set back from the main road and from White Hart Lane and they therefore make a neutral contribution to the streetscape and setting of the conservation area. The same applies to the buildings on the Peacock Industrial Estate north-west of the High Road, although they are generally low rise and therefore by their nature less dominant. The industrial estate is also set back from the High Road and from White Hart Lane and therefore has a limited impact on the setting of the conservation area in principal street views.

3.6.16 The former Sainsbury's supermarket at the northern end of the High Road is also of low architectural quality. This building, although partly screened by mature trees is more visible in views from the conservation area and its unattractive forecourt parking area detracts. Immediately north of this the mixed-use development on the former site of the Cannon Rubber Factory has been largely completed. The development provides 222 residential units, including a 22 storey tower comprising 100 residential units, commercial space and a new primary school. Together with Lilywhite House, it marks the beginning of positive regeneration in the area.

Scotland Green and Bruce Grove Conservation Areas

3.6.17 Within the Scotland Green and Bruce Grove Conservation Areas, the High Road narrows and is flanked by more tightly-packed terraced buildings. The historic buildings in these conservation areas comprise a mixture of Victorian and Edwardian terraced buildings of varying height and width, in addition to a small number of inter-war buildings. These are interspersed with numerous, mostly low-quality, mid-late-20-century blocks. Numbers 581-585 (odd) High Road, one late-18th-century and two early-mid-18th-century houses in the Scotland Green Conservation Area, are statutorily listed but there are no listed buildings in the Bruce Grove Conservation Area.

3.6.18 The Scotland Green Conservation Area adjoins the southern end of the North Tottenham Conservation Area and incorporates the former site of Scotland Green. Here the road narrows but a sense of openness is maintained as the Victorian former Blue Coat School (now Pride of Tottenham Public House) is set back from the road and adjoined to the side and rear by a pedestrianized area linking through to Scotland Green. On the opposite side of the High Road the wide pavement and front landscaped plot to the handsome Georgian properties at 581, 583 and 585 High Road also add to the sense of space (plate 10).

3.6.19 Unlike at the northern end of the High Road, the majority of the mid-late-20th-century buildings in the Scotland Green and Bruce Grove Conservation Areas align with the flanking earlier terraces. In the Bruce Grove Conservation area, where the pavement narrows, this results in a much more enclosed streetscape (plate 11). The tight-knit building pattern is broken on the eastern side of the High Road by the low Aldi supermarket, a recent addition to the street. This was built on the site of Sanchez House, a shopping centre that itself replaced a row of almshouses in 1923. Further south along the High Road a new building is under construction on the former site of the Employment Exchange. The late-19th-century Bruce Grove Station building is set back from the street but located much closer to the High Road than White Hart Lane Station. Its design, including Gothic style pointed-arch windows, matches that of the historic White Hart Lane station building showing a clear connection between the two Great Eastern Railway stops (plate 12).

Tottenham Green Conservation Area

3.6.20 Further south leading towards Tottenham Green, the road widens again and has a more open character with modern apartment buildings, the British Legion Club and two Victorian churches set back behind landscaped plots of either green space or hard-standing parking areas. There are short terraced rows of Victorian and mid late-20th-century buildings fronting the High Road close to the busy junction with Monument Way, marked by the Grade II listed Tottenham High Cross Monument, but this part of the road is predominantly open in character and rather dominated by heavy traffic (plate 13). Large and imposing municipal buildings mark the northern and southern ends of the conservation area, with The Palace Cathedral (the former Tottenham Palace Theatre and Police Station to the north and Tottenham Technical College and former Jewish Hospital building to the south (plate 14). The Palace Cathedral is included on Historic England's Heritage At Risk Register. The building has a Grade D priority on the register which recognises that the building is in 'slow decay; solution agreed but not yet implemented'.

3.6.21 Tottenham Green and the smaller Tottenham Green East comprise former common land. They were enclosed with posts and rails for recreational use in the Edwardian and Victorian period respectively. Tottenham Green, formerly Trinity Church Common, is recorded on historic maps dating from 1619 and is flanked by large institutional Edwardian buildings on its western side. Tottenham Green East was previously known as Hospital Common and remains overlooked by former hospital buildings. Both areas incorporate mature London plane trees and are significant historic open spaces that are included on Haringey Council's 1997 Register of Historic Parks and Gardens (plate 15).

Plate 10.

Plate 11.

Plate 12.

Plate 13.

Plate 14.

Plate 15.

Bruce Castle Conservation Area

3.6.22 The Bruce Castle Conservation Area adjoins Bruce Grove Conservation Area to the northwest following the line of Bruce Grove northwest to Bruce Castle Park where the conservation area widens to take in the open space. The character and appearance of the conservation area can be divided generally into two with the relatively quiet open area at the northern end, focused around Bruce Castle Park and the adjoining Tottenham Cemetery Conservation Area, and the southern end exhibiting a more diverse urban character, with Bruce Grove becoming increasingly commercial in nature in the vicinity of Tottenham High Road.

3.6.23 Bruce Grove is the highway between Bruce Castle and the High Road; it is a historic route which cuts through the area on a diagonal. As a result the urban plan is at right angles to the street, which is lined with terraced and semi-detached buildings. On the west side of Bruce Grove there are a number of Grade II listed buildings which date to the late 18th century and the early 19th century and include Nos. 1-4 Bruce Grove, an early 19th century terrace, Nos. 5 & 6 a late 18th or early 19th century pair, and Nos. 7-8, 9-10, 13-14 and 15-16 all early 19th century pairs. Further northwest on the east side of Bruce Grove is Edmansons Close, a group of Grade II listed almshouses and a lodge enclosing three sides of a large green with detached wings fronting Bruce Grove. The Sailmaker's Almshouses date from circa 1870 and are of two storeys and constructed from yellow stock brick with stone dressings and red brick eaves cornices with bands at first floor level. The Lodge is a detached cottage similar in character to the almshouses. The central green is screened in public views from Bruce Grove by large bushes and railings.

3.6.24 There are a number of buildings in the Bruce Castle Conservation Area that are included on Historic England's Heritage At Risk Register. 7 Bruce Grove is one of a pair (with 8 Bruce Grove) of early 19th century houses listed Grade II. It is vacant and considered to be in a 'very bad' condition. The building has a Grade A priority on the register which recognises that the building is in 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed'. The west wall and the south boundary wall to Bruce Castle Park, listed Grade II and though to date to the 17th century are also both in a 'poor' condition. The west wall has a Grade B priority, 'immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented' and the south boundary wall, a Grade A priority, 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed'. A public toilet on Bruce Grove, dating to circa 1920 with fine iron work is Grade II listed and considered in a 'poor' condition. It has been given a Grade C priority, 'slow decay; no solution agreed'.

3.6.25 At the north end of Bruce Grove the area opens out to Bruce Castle Park (plate 16). In the south west corner is Bruce Castle, a grand three storey Grade I listed mansion, which forms the Bruce Castle Conservation Area's primary landmark. Architecturally it is a composite building, the earliest remaining parts dating from the early 16th century much remodelled during the late 17th and 18th centuries. The building's principal three storey southern elevation was constructed about 1600 as a symmetrical composition in red brick with roofs concealed behind a parapet and prominent stone quoins and window dressings. The façade is dominated by an ornate central projecting square tower frontispiece built in 1684 containing a ground floor round arched Doric entrance porch with pink-painted stone quoins, and a first floor sash window with pink-painted Ionic pilasters supporting a white-painted bracketed timber balustrade at second floor level. The tower is stuccoed above first floor level and extends above the roof parapet to include a large clock at third floor level. To the east side there is a late 18th century three storey brick wing. Immediately south west of Bruce Castle is a circular red brick tower (also listed Grade I), which is approximately 8m in height and is believed to date from the early 16th century.

3.6.26 The former landscaped park of Bruce Castle in its present form dates mainly from the 19th and 20th centuries, but preserves some features of the 18th Century. Bruce Castle Park is an attractive and well used local space, which provides this part of the conservation area with a sense of openness. It is designated in the Council's UDP (together with the adjoining Tottenham Cemetery) as Metropolitan Open Land, as a Grade II Ecologically Valuable Site and as a Local Listed Historic Park.

Tottenham Cemetery Conservation Area

3.6.27 Tottenham Cemetery occupies a large area adjoining the northern boundary of Bruce Castle Conservation Area (plate 17). It is bounded by Church Lane and All Hallows Lane to the south and partly by White Hart Lane and Fryatt Road to the north and northwest. To the northeast lies an area of allotments. Tottenham Cemetery was opened by the Tottenham Burial Board in 1858 following the closure of the parish churchyard of All Hallows in 1857 (listed Grade II*). Part of the 5-acre plot was consecrated, with the remainder designated for Non-Church of England burials, with a chapel for each. The pair of chapels, located to the east of the area date from 1856-7, constructed in Kentish ragstone with ashlar dressings, and are listed Grade II. The land was drained, landscaped, with paths laid out and evergreens and shrubs planted. The cemetery was extended to the east and south-west between 1881 and 1887 and to the north of Moselle Brook after 1913 on land that included a large lake with two islands. The cemetery also includes the Tomb of William Butterfield, listed at Grade II, and a Grade II listed War Memorial. The topography of the cemetery is very flat, tightly packed with gravestones traversed by paths. There are a number of mature trees in the cemetery and views in and out of the area are largely screened by these

Alexandra Palace and Park Conservation Area

3.6.28 The Alexandra Palace and Park Conservation Area includes the Grade II listed Alexandra Palace (nicknamed ‘Ally Pally’) and its parkland. Alexandra Palace is a former International Exhibition Hall (plate 18). The building was designed by John Johnson and Alfred Meeson, completed between 1868 and 1873. The building was serviced by a new railway line from Highgate Station which terminated at a station alongside the north terrace, only the station building of which survives today. Shortly after opening the palace was virtually destroyed by fire; a replacement building opened two years later, also designed by Meeson and Johnson. Covering seven acres it was centred on the Great Hall with four corner towers.

3.6.29 Alexandra Palace is also significant for its ties with the BBC. The BBC's involvement dates from June 1935 when it leased the eastern part of the building; it was from the surviving BBC studios where the world's first high-definition television programme was transmitted in 1936. In 1980 a second major fire seriously damaged the Palace (only Palm Court and the area occupied by the BBC escaped damage). The central hall and west end the Palace reopened in 1988 following restoration.

3.6.30 As well as being included within a conservation area the landscape, Alexandra Palace Park, is registered as Grade II on Historic England’s Register of Historic Parks and Gardens.

3.6.31 The park which forms the setting of Alexandra Palace lies to the north of Hornsey, north-east of Muswell Hill and to the west of Wood Green. The park is surrounded by dense development except to the east where the boundary is formed by the railway line. The Palace, which forms the focus of the park, stands on a natural platform with extensive and spectacular views over London to the south where the tall buildings in the City of London and elsewhere are clearly visible; land falls steeply from the platform to the south-east and north-east. The slope to the south-east, was originally laid out with a pattern of informal walks leading down through lawns with trees, shrubs, and informal bedding, although has since been simplified. Due east of the Palace, a miniature golf course was added in the 1920s. On the upper slopes of the park north of this is an oval, hedge-enclosed rose garden at the centre of which is a fountain, moved here following the fire in 1980 from its original site in the Italian Garden which occupied the courtyard of the Palace between the Great Hall and the western conservatory. On the level ground at the foot of the hill is a race course (opened in 1868), the centre of which is now used as a cricket ground. To the north of the Palace is a substantial terrace, supported by Italianate arcades. This covered the new railway station (closed in 1954). Beyond the northern end of this feature a substantial area of hard landscaping has been put in, used for events and car parking. Also to the north of the park is a boating lake. To the south-west of the Palace, is an area known as The Grove, linking the site to Muswell Hill station.

3.6.32 Although the site has been subject to a number of alterations, the arrangement of the original path system can still be traced in most areas of the park.

Plate 16.

Plate 17.

Plate 18.

4.0 Commentary on the Proposals and their Impact on Heritage Assets

4.1 Introduction

4.1.1 The proposals are depicted on the application drawings by Populous, Allies and Morrison and Donald Insall Associates, and the design rationale is explained in the accompanying Design and Access Statement.

4.1.2 The proposals include the demolition of the current stadium and the three locally listed buildings at 746, 748 and 750 High Road and the construction of a new 61,000 seating capacity stadium; an adjoining 180 bedroom hotel at the junction between the High Road and Park Lane; an Extreme Sports centre and health centre east of the proposed hotel, and a museum and visitor centre, the Tottenham Experience, fronting the High Road at the south-western corner of the site. The proposed Tottenham Experience will replace the three locally listed buildings and incorporate Warmington House at 744 High Road within a new terrace, providing this redundant Building At Risk with a long-term viable use. Architects Donald Insall Associates have collaborated with Populous to provide the proposal drawings for the restoration and re-use of this Grade-II listed building.

4.1.3 The proposals also include an outline application for four new residential buildings designed by architects Allies and Morrison. Situated at the south-eastern corner of the site, these will range in height from 16 to 32 storeys and accommodate 585 new homes, including affordable housing.

4.1.4 As described above, planning permission, conservation area consent and listed building consent for the redevelopment of the new THFC stadium in Tottenham were granted in 2011. These consents, along with the compulsory purchase order (CPO) confirmed by the Secretary of State in 2014, provide the opportunity for THFC to remain in its historic location. A challenge to the CPO and protracted legal proceedings by the last remaining land owner have however meant that the Club has been unable to implement its consented stadium scheme for several years. The consented scheme also dates back to a concept from 2007, which responded to a quite different social, economic and planning context. THFC have therefore developed a new scheme that responds to its current context, which is also better understood.

4.1.5 The delay and changing circumstances have made it necessary for THFC to evolve the stadium design in response to a number of determining factors. These factors are explained in full in the Planning Statement and are, in summary:

- **The need to place the stadium in its heritage context in a more holistic manner.** This has led to the production of a Conservation Management Plan; an improved stadium design that relates more appropriately to the High Road Conservation Area; a revised approach to the retention of individual heritage assets; and the progression of specific schemes (forming part of separate listed building consent and planning applications) for two Grade II* listed buildings in THFC ownership as a means of catalysing the regeneration of the wider Northern Terrace.

- **The need to further improve the overall viability of the project.** Construction costs have risen significantly during the period caused by the delay to the CPO. The introduction of more housing improves viability and also responds to acute housing needs in the area.

- **Improving crowd safety in light of new advice.** A key determinant in the design of the revised scheme has been to address crowd safety and crowd flow issues along the High Road. THFC and its design team are obliged to put crowd safety at the top of their priorities and the design of the new stadium and its context has provided the ideal opportunity to address this issue.

- **Expanding the multi-use nature of the stadium.** In support of ensuring that the stadium is in active use throughout the year, THFC is in advanced stages of agreement with several non-footballing organisations to deliver additional activities such as concerts, other sports and community events.

An agreement has been made with the NFL to play a minimum of two games a year during a 10-year partnership at the new stadium.

- **Responding to public sector regeneration agendas.** One of the most important factors to emerge since the original scheme was consented is the much greater public sector focus on the regeneration of the area, particularly in the aftermath of the August 2011 riots.

4.1.6 In particular the design of the consented scheme didn't envisage that LBH, in partnership with the GLA and the Club, would embark on plans to deliver the comprehensive regeneration and estate renewal of over 25 hectares of land to the east and west of the stadium, which is expected to deliver thousands of new homes in Tottenham. It is critical therefore to the success of the sustained regeneration of Tottenham, that the stadium and its surrounding development, which sits at the cross roads between the High Road West and Northumberland Park regeneration areas, is fully integrated with the future redevelopment of the area and results in a cohesive new piece of city.

4.1.7 LBH is now preparing and consulting upon wider masterplans that will see various interventions and the creation of up to 10,000 new homes in the wider Tottenham area. THFC has been working closely with LBH to ensure that the new stadium integrates with and supports LBH's wider regeneration initiatives. A significant component of this has been the consideration of the new stadium complex in the context of a western gateway to Northumberland Park.

4.1.8 The brief to the new design team was to respond to these factors in order to create a better, more viable scheme accommodating a greater range of uses and a stadium that better relates to the existing heritage context than the consented stadium.

4.1.9 As set out in the accompanying Planning Statement, it was considered that, in line with the brief, the following changes should be made to the stadium and adjoining development:

- That it should address its context in built heritage, urban design and townscape terms. Whilst the general scale of the new stadium has been established through the approved scheme, *how* the proposed stadium is integrated into the urban infrastructure needed to improve in order to respond more appropriately to the exiting heritage context and provide better public realm on both match days and non-match days.

- That it should adopt place making best practice. There are good examples elsewhere in London and the wider UK, such as King's Cross, where heritage environments have had selective interventions in order to deliver a net overall gain in overall heritage terms.

- That it should reflect the significance of the High Road, its historical continuity and the continuing cultural significance of Tottenham Hotspur Football Club in this location. Doing this will ensure that the scheme offers benefits to the public on non-match days as much as match days.

- That it should respond to national, regional and local requirements for increased housing.

- That it should resolve the considerable design challenge of incorporating the Grade-II listed Warmington House within the scheme and providing a long term, beneficial use for it, whilst still achieving the wider regeneration objectives.

- That it should maximise the community benefits and capitalise on the gateway the stadium now represents linking the west and east regeneration plans.

4.1.10 The way the new stadium development would address the North Tottenham Conservation Area and in particular the High Road would be a major improvement over the consented proposal. The design principle to ensure the stadium would hold and define the linear nature of the historic street is reflected in the proposals with lower buildings to the west of the stadium forming an almost continuous terrace, including Warmington House, which would provide continuity for the historic areas to the north and south in a way the consented proposals never did. In effect it would see the conservation area repaired and the historic corridor nature reinforced. The hotel tower would be employed to define the start of this rebuilt part of the historic route as a marker for those arriving from the south, providing a gateway which channels the views north along the High Road. Overall the proposals for the High Road and the North Tottenham Conservation Area, as well as the setting of Warmington House would be a significant improvement over the consented scheme.

4.1.11 The ambition of the proposals is to create a beacon statement for the locality in the form of a complex which will help to kick-start regeneration but also be a development reflecting the THFC status as the most significant cultural and heritage asset that Tottenham has. This means that not only does the heritage status and quality of the area have to be considered but also the wider factors, the societal issues and other design matters which are responded to in the proposals.

4.2 Description of the Proposals and their Impact on the North Tottenham Conservation Area and Statutorily Listed Buildings and Locally Listed Buildings in the North Tottenham Conservation Area

4.2.1 This section of the report describes the proposals and the impact that they would have on the significance of the North Tottenham Conservation Area and on the statutorily listed buildings and locally listed buildings in the conservation area which are listed in Appendix VI. The listed and locally listed buildings are not all referred to individually in the following description as much of the assessment with regard to the impact on the character of the conservation area also applies to the impact on wider setting of these buildings.

4.2.2 The impact of the proposals on specific verified views across the North Tottenham Conservation Area produced by INK Associates is summarised in Section 4.3 below with a full description of the impact on each view provided in Appendix III of this report.

The Stadium

4.2.3 The proposed stadium is described in full in the Design and Access Statement by Populous, the following provides a summary description with a focus on its visual relationship to the North Tottenham Conservation Area.

4.2.4 The proposed stadium is of a dramatic and striking design. It celebrates its positioning along the High Road, with a contemporary design that reflects the strong identity of THFC as one of the leading football clubs in Europe, while rooting the club in its local community. It also seeks to add colour and life to this part of the Borough and to reinvigorate the High Road and indeed the wider N17 area. In the same way that the stadium consented in 2011 would have, its construction will transform the character and appearance of this area of the Tottenham High Road, introducing a major new structure to the streetscape in the North Tottenham Conservation Area, significantly affecting both the scale and nature of development along the High Road in this location, but also with wider impacts in the areas which fringe the conservation area.

4.2.5 Although of a similar scale, the design of the proposed stadium differs substantially from the consented stadium, incorporating the following key beneficial changes:

- At lower level, it relates more appropriately to the rhythm of development along the High Road, introducing a more active street-level frontage.

- An asymmetrical design that is focused towards the Southern ‘home end’ as the heartbeat of the new stadium.

- A tighter atmospheric stadium bowl with a capacity of 61,000, as opposed to the consented capacity of 56,250, and the largest single tier in the UK, the home southern stand, increased to accommodate a crowd of 17,000.

- A fully retractable pitch – to cater for NFL, concerts and a range of other events whilst protecting the integrity of the playing surface.

- Dedicated facilities for the NFL – to cater for their requirements without in any way impacting upon the facilities tailor designed for football.

- A sculpted appearance – wrapping and folding its way around the stadium before reaching the home end, where a glass façade arches upwards to reveal the magnificent single tier home stand.

- A new five-storey atrium space within the Home End of the stadium– that will gather and focus the home support before and after the match.

- A curved roof, which melds together with the stadium structure – completed by a lightweight cable-net roof to create a graceful and elegant clean cover over the seating bowl.

- A spectacular front door opening up onto the High Road – providing a glimpse of life within the stadium, designed to create a link and sense of arrival from the station and new Public Square being bought forward as part of regeneration to the West of the High Road.

- A prominent entrance for the East Stand onto Worcester Avenue – framing a double height banqueting hall and revealing the Sky Lounge at high level.

- First class conference and banqueting facilities – to enable the Stadium to be active 365 days a year.

- An exceptional public square, of a considerably larger size than that of the consented stadium on the south podium next to the Home end of the Stadium. This would offer a range of community activity zones and space for fan-themed activities and would be accessed by a series of staircases from the High Road with external lift access also provided.

- A unique ‘Sky Walk’ – a visitor attraction for fans and the public alike, allowing people to climb the exterior of the building up to 40 meters high.

- A new covered service area – reducing noise and disruption for local residents.

4.2.6 The sculpted appearance of the stadium envelope is formed by a layered façade, which wraps around the building to retain crowd noise and reduce the impact of events on the surrounding neighbourhood. It incorporates a sky walk into the leading edge of the roof, which will add drama and life to the façade. The proposed cladding of perforated-metal panels would have the beneficial impact of forming an attractive external elevation to the stadium, both in the day and at night when it would be partially back-lit, while also concealing external plant without the need for unattractive louvres.

4.2.7 The dynamic asymmetrical design is shaped to form a prow over the southern podium, providing shelter and shade to the spectators entering the main ‘home-end’ South Stand, the heart of the proposed stadium development. An arched glass façade would allow spectators to get a sense of the scale of the single-tier home stand as they approach it from the south podium. Areas of glazing, including glazed escalator and lift shaft enclosures are proposed in the western façade of the stadium to ensure visual interaction between the stadium interior and the street, contributing to the animation of the façade in street views.

4.2.8 The southern podium would be accessible via a series of external stairs. It would provide a significant public space for activities, as well as the amenity space for a series of residential blocks to be created south of the stadium set away from the eastern boundary of the North Tottenham Conservation Area (these are described below). It will incorporate a range of public facilities, including a multi-purpose play area; ice skating rink; outdoor gym; outdoor café; water features; and soft landscaping that will create an attractive and welcoming public space. The multi-purpose play area will be heavily used by the THFC Foundation to host a range of community events and activities that will enable it to expand and develop its existing programme.

4.2.9 To the north of the stadium there would be another podium entrance on the High Road. The northern podium would be principally for match day circulation, but would give access to the Lilywhite House complex (the Northern Development) to the north. Both the northern and southern podiums would integrate into the surrounding streets with Worcester Avenue to the east and Park Lane to the south, as well as High Road. They are also intended to form a key part of the public circulation routes for the wider masterplan being developed by LBH and its partners, which runs all the way from White Hart Lane station through to Tottenham Hale.

4.2.10 As dictated by its function, the proposed stadium is of a substantial scale that would contrast dramatically with the predominantly three and four storey nearby historic buildings. It is, however, comparable in bulk and mass to the consented stadium, rising to 58.784 meters AOD in comparison to the consented of 53.054 meters AOD and with a total area of 119,945 sqm in comparison to the consented stadium which is of 85,110 sqm.

4.2.11 The design of the stadium has been carefully considered to ensure that it would address the High Road more successfully than the consented proposals. In line with this, the stadium footprint has evolved from the oval shape of the consented scheme, which left fragments of negative space along the length of the High Road, to a form which expands to meet and positively reinforce the pattern of the surrounding urban fabric. The revised design would also provide a more active street frontage, ensuring that the building has ground level activity and engages with the public realm 365 days a year. These active areas would comprise the following:

- The Tottenham Experience with Warmington House at its heart – this would provide a range of commercial, leisure and learning uses that will encourage significant footfall on a daily basis and is described in more detail below.

- The West Stand entrance – this would sit proud from the rest of the building, providing a front door to the stadium that respects the scale and alignment of the neighbouring High Road properties. It would also be aligned with the area of the proposed public square and White Hart Lane station entrance that will form part of the ‘High Road West’ regeneration.

- The players’ entrance.

- Hospitality/conference entrances – these would be used on both match days and on non-match days for corporate events.

- VIP entrance.

- Wheelchair users’ entrance.

- Media Café – a public café located just to the south of Dial House, providing a smaller-scale entrance from the High Road more in keeping with the scale of the adjoining listed terrace. This would provide a new amenity for nearby residents.

4.2.12 The proposals also include the introduction of coherent areas of public realm along the High Road. At the south west corner, the intersection at the ‘main’ entrance adjoining the southern end of the proposed Tottenham Experience, would comprise a landscaped public space with high-quality paving and street furniture.

This high-quality landscaping would also continue to the north along the High Road, helping to define and emphasise the linearity of the street and enhancing the setting of the listed Northern Terrace, and to the east along Park Lane, enhancing the setting of the North Tottenham Conservation Area and of the late-19th-century terraced buildings on the southern side of this road.

The Principle of the Demolition of 746, 748 and 750 High Road

4.2.13 In addition to the current stadium on the application site, it is proposed to demolish the former Tottenham and Edmonton Dispensary (746 High Road) the Red House (748 High Road) and the White Hart Public House (750 High Road). These buildings, located north of Warmington House and directly in front of the proposed south podium, are not statutorily listed but are included on Haringey Council's local list. They are non-designated heritage assets that, although incorporating some detracting elements, currently make a positive contribution to the character and appearance of the North Tottenham Conservation Area.

4.2.14 The demolition of the three locally listed buildings is proposed in order to address two key issues: crowd safety and townscape. These are explained in turn below.

4.2.15 On match days the current stadium (capacity of approximately 36,000) suffers from crowd safety issues caused by the 1.9m pinch point on the High Road pavement in front of No. 750 High Road. Combined with the adjoining two properties at Nos. 746 and 748 High Road, this group of buildings results in a narrow pavement that is not able to safely accommodate the large match day crowds, forcing pedestrians to walk within the adjoining bus lane whilst it is in operation.

4.2.16 The consented scheme, which retained Nos. 746-750 High Road, sought to address this crowd flow issue through the creation of a new pedestrian walkway that would funnel pedestrians from the High Road around the rear of the retained buildings and back on to the High Road. Advice to THFC from pedestrian movement experts, Movement Strategies, has confirmed that in reality, the vast majority of pedestrians on match/event days would not follow the new pedestrian route around the back of the buildings, but would instead continue along the main High Road pavement, resulting in significant crowd safety issues at this pinch point. This problem will be significantly exacerbated with the new stadium increasing the capacity and number of spectators / pedestrians from the current 36,000 seats to the consented 56,000 seats.

4.2.17 The crowd safety issues are explained in full in the accompanying crowd flow matrix and in the Planning Statement by DP9. The crowd flow matrix, included elsewhere in the application documents, compares different alternative schemes that would see the locally listed buildings retained and explains the many issues surrounding why these alternative schemes would not be viable. As explained in the Planning Statement and in the matrix document, by demolishing and replacing the locally listed buildings, the proposed scheme would allow the creation of a minimum pavement width of 9.5m along the High Road; this would enable the safe and smooth movement of spectators in two directions, without being forced into the roadway or encountering obstruction along the way.

4.2.18 In addition to solving the crowd safety problem, the proposed demolition and replacement of 746-750 High Road would also have a positive impact in townscape terms. Replacing the buildings with the proposed Tottenham Experience, described in detail in more detail below, would allow a more holistic approach to the design of the stadium development, transforming the way in which it will address and connect with the High Road and resulting in an overall enhancement of the character of the conservation area.

4.2.19 Although, on balance, the locally listed buildings make a positive contribution to the conservation area, their setting is already compromised and, unlike Warmington House, they cannot be reconciled with the much larger scale stadium behind through the recreation of a terrace, by virtue of their differing form and location on the High Road.

4.2.20 As described in Section 2 of this report, the former White Hart Public House at 750 High Road originally formed the southern end of a terrace. Its northern return elevation was never intended to be exposed and consequently appears awkward in the streetscape in views south along the High Road, while the street-facing elevation appears unbalanced without a building abutting its northern side. The former public house was built during the same period that Charrington's Brewery collaborated with Tottenham Hotspur Football Club to develop the land at the rear of its plot for use as a football ground. It has therefore always flanked the main High Road entrance to the football ground, recently named Bill Nicholson Way, explaining the matching design of its High Road and Bill Nicholson Way elevations and the larger gap between this building and the neighbouring Red House. The function of this former stadium entrance between the two buildings and the relationship of the former public house to this would be entirely lost as a result of the construction of the consented stadium, leaving an awkward gap in the location of the former stadium entrance and adding to the poor visual relationship between the retained locally listed buildings and the streetscape.

4.2.21 The Red House at 746 High Road has been altered since it was originally built in the late-19th century with the ground-floor frontage rebuilt during the mid-20th-century, the canted upper floor windows added during the early-to-mid-20th century and the rear elevation altered by the addition of a large modern extension. The rear elevations of all three buildings, which were originally constructed to face private rear garden plots that have long since gone, are plain and of low architectural quality. They were not designed to be viewed within the context of a public area of townscape, of the kind that the proposed stadium and its associated south podium will create, and consequently would detract in views from the stadium, compromising the setting of the new development.

4.2.22 In summary, with the conservation area being fundamentally altered to accommodate the new stadium, their setting would become incongruous and indeed their retention would compromise the setting of the new stadium. The consented scheme did not provide a satisfactory solution to this fundamental townscape issue, as clearly demonstrated in the visualisations which show that, due to the agreed provisions for crowd flow around the buildings, they would appear as a remnant of historic townscape with no meaningful visual or physical relationship to the new development around them or to the wider conservation area.

4.2.23 The significance of the locally listed buildings would be partially retained by salvaging artefacts and elements of the building for relocation and/or reuse within the proposed The Tottenham Experience Museum. This would include the shop front of the 'Tottenham and Edmonton Dispensary' and Bill Nicholson's panelled office in the Red House. It would possibly also include elements of the façade of the Red House, such as the bay window, which although a later addition of no architectural value, has played in the history of the Club and the community by providing the platform to the now removed Tottenham Hostpur clock. Some of these elements would be located in the proposed atrium to the rear of Warmington House. The local historic significance of the buildings would also be recorded in the form of virtual interactive exhibits in the proposed museum.

4.2.24 While the demolition of the locally listed buildings would result in some harm to the significance of the North Tottenham Conservation Area, it is considered that this harm would be 'less than substantial' and, as detailed in the Planning Statement by DP9, that it would be substantially outweighed by the overall benefits of the proposals.

4.2.25 The proposed design of the Tottenham Experience would enhance the character and appearance of the conservation area and provide a much better solution than the consented scheme; the potential positive impact of this proposed building is described in detail below.

The Tottenham Experience and Restoration of Warmington House

4.2.26 While many people attending matches will approach the new stadium from the west and White Hart Lane Station, most will arrive from the south (from Seven Sisters and Tottenham Hale Stations). The proposed design of the south-western corner 'gateway' to the stadium is therefore of high importance. The proposed Tottenham Experience building would form a vital part of this southern 'gateway', contributing towards remedying the sub-optimal design solution for this corner that arose following the imposition of a planning

condition on the consented stadium. The consented scheme would give the plain southern return elevation of Warmington House undue prominence in views north along the High Road, with historic maps showing that the listed building would never would have been viewed in this way with open space to its south (see Section 4.2.4 below). The proposals would provide both a clear and welcoming gateway to the stadium development from the south, improve the townscape of this important corner and enhance the setting of Warmington House.

4.2.27 The Tottenham Experience building, together with the proposed stadium, would reinforce the High Road building line in the form of a new two-storey terrace flanking the retained and fully restored Grade-II listed Warmington House. The principle of its design concept is to integrate Warmington House within a new terrace that reflects the scale and massing of the listed building but, rather than seeking to replicate the early-19th-century architecture of Warmington House, would be of a high quality and contemporary design that responds to the character of the new stadium. The scale of the proposed terrace would be in keeping with that of other nearby historic buildings flanking the High Road in the conservation area, including the locally listed Church of St Francis de Sales and adjoining presbytery immediately opposite the site, the Victorian and Georgian terraces further north along the High Road and the terraced buildings south of the junction with Park Lane.

4.2.28 In addition to the positive impact of its proposed holistic design on the character of the High Road and setting of Warmington House, the Tottenham Experience building would incorporate exciting new uses, explained in full below, and would improve permeability and access between the High Road and the south podium.

4.2.29 The new building would not comprise a straight terrace but would be shaped and angled to retain some of the variety in the building line and roofscape that is currently provided by the three locally listed buildings, while creating a stronger building line overall. Although reading as a complete terrace in longer street views, it would be divided into two principal sections by a staircase providing access to the south podium. This access would be one of three, with wider entrance steps positioned at either end of the Tottenham Experience building, adding to the permeability between the podium and the High Road. The first-floor level of the proposed building would open directly onto the south podium adding to the beneficial improved circulation in this area of the stadium development.

4.2.30 The northern range would rise from two to three-storeys and would accommodate retail space on the ground floor. The northern tip of this range would flank and enclose steps up to the south podium and would also incorporate the vehicular access to the proposed underground car park. The vehicular access doors would be clad in the same material as the rest of the building to minimise their visual impact. The first floor of the northern range would be linked to the south podium level and would accommodate the facilities for the proposed skywalk. There would be access to its roof from the south podium via rear external steps from which the proposed sky walk will begin.

4.2.31 Warmington House and the southern range of the Tottenham Experience would accommodate the proposed Tottenham Experience Museum. To be designed by Mather and Co. in consultation with the Bruce Castle Museum, this would provide a repository for the recording and archiving of lost and intangible heritage, providing a valuable and enduring community resource. It would be a multi-media museum that, in common with other such establishments at places like Old Trafford (Manchester United) and the Emirates (Arsenal), would not just encapsulate and illustrate the history of the football club, but also reflect the history and cultural heritage of Tottenham as a place. As such, it will be a Tottenham museum, not simply a THFC museum.

4.2.32 The proposed southern range of the Tottenham Experience building would also house a café on the first floor with access to the south podium and a retail space on the ground floor, south of Warmington House. A fully-glazed entrance pavilion would be located at the southern end of the building. This element of the building is inspired by the sleek entrance to the New York Apple store, and would provide a welcoming, obvious entrance to the Tottenham Experience building for visitors approaching from the south.

4.2.33 The materials of the new building would comprise a mixture of cast-iron panelling and glazing, with the proposed glazed shop fronts and ground-floor frontage to the museum aligning with the ground floor level of Warmington House and adding to the animation of the streetscape. The cast-iron panelling to the upper storeys would be patterned to lighten its appearance and its soft brown colouring would complement the brickwork of the upper storeys to Warmington House. Cast-iron-clad pilasters on the ground floor and narrow glazed openings on the first floor would provide breaks at each level. These would be positioned to reflect the bay widths of Warmington House, presenting a sense of continuity in the rhythm of the frontage, but also adding to the variety in the overall design.

4.2.34 In order to ensure that the proposed new terrace would not visually dominate Warmington House, the height of the proposed flanking ranges would not rise above the parapet height of the listed building, and glazed links would be included between the proposed cast-iron-clad ranges and Warmington House to ensure a visual separation between historic and new fabric.

4.2.35 The external elevations of Warmington House would be fully repaired and refurbished with the original character of the front and rear elevations restored by the removal of detracting later additions and reinstatement of lost features. On the front elevation this would include: the restoration of the historic patterned sash windows, or if they are beyond repair or not found to be original, their replacement to match the original, the reinstatement of missing stucco-moulded window and door cases, restoration of the main cornice, reinstatement of portico mouldings to the first floor front windows and the main front door and the reinstatement of the front Portland stone entrance steps.

4.2.36 At the rear of the building, the windows would be restored or, as mentioned above, replaced if they are beyond repair, and the attractive arched staircase window to the central bay at first floor level would have its curved glazing-bar pattern reinstated. Two multi-pane sashes would be reinstated at second floor level, one replacing a later central sash window and the other a detracting modern fire door. The large later opening on the ground floor that gave access to the, now demolished, modern extension would be bricked up and a new, appropriately scaled, new opening formed that would be the same width as the original ground-floor window to the north. These positive changes would restore the original symmetry of the rear façade.

4.2.37 At roof level the original roof light would be reinstated and a new conservation roof light inserted.

4.2.38 The proposals would include the full sympathetic conversion of the interior of Warmington House providing it with a long-term viable use as a high-quality interactive heritage museum celebrating the history of the Club and the area of Tottenham. The original internal plan form of the building would be retained, with the original layout of the first-floor front rooms reinstated. The principal rooms on the lower floors lend themselves to use as individual exhibit spaces. The more compromised and less accessible spaces at second floor level would be used for ancillary space and administration offices, which would not be accessible to the public. Two new jib door openings would be created in the first-floor party walls of Warmington House to link the building with the proposed new building either side, and in turn with the associated rear access doors to the south podium. The necessary openings would be located discreetly on the eastern side of the chimneybreasts in the two front first-floor rooms.

4.2.39 The surviving historic internal joinery, plasterwork and features, as well as the external elevations, would be conserved, repaired and restored as part of the programme of conversion works.

4.2.40 At the front of the building a new rendered brick boundary wall with Portland stone copings and cast-iron railings to a traditional pattern would be constructed to form the new front boundary to the building and protect it from passing crowds. The boundary wall would align with the base of the reinstated front steps leading up to the front door in keeping with the arrangement found at Dial House further north along the High Road. The consented scheme included a larger, slightly raised, front area to Warmington House that would be accessed via steps from a front gate aligned with the front door. While this would be more in keeping with the historic layout of the forecourt to Warmington House, the rationale of the proposed scheme is that by creating a smaller enclosed front area it would allow safer

crowd flow around the front of the listed building, particularly on match days when this area would be incredibly busy. Furthermore, it is considered that the context of an enclosed front garden or forecourt would no longer be appropriate in light of the dramatic changes to the setting of the listed building that will occur as a result of the proposed stadium development. Given that the historic character of the front area has been entirely lost, with no historic fabric or finishes remaining, it is considered that the creation of a narrower front area would not be harmful to the setting of the listed building. The proposed arrangement would be in keeping with character of the conservation area and listed building, and would relate well to the proposed flanking building by protecting and enclosing Warmington House without isolating it from the overall layout and design of the proposed Tottenham Experience.

4.2.41 A striking open glazed atrium at the rear of the listed building would allow it to link to other elements of the proposals, placing it at the heart of the proposals and contributing towards its long-term viable use. To accommodate the change in level from the proposed rear atrium to the ground floor of Warmington House, a brick rendered platform with a structural glass balustrade would be constructed abutting the rear of the listed building. This would be accessible via new Portland stone steps at either end of the platform, with one set of steps incorporating a sesame lift system to allow disabled access. The proposed rear platform would be a discreet addition, the glazed balustrade being designed to minimise its visual impact by allowing views through to the restored elevation behind.

The Principle of Incorporating Warmington House into a Terrace

4.2.42 The proposal to incorporate Warmington House into a new terrace has been informed by historic research, outlined in full in Section 2 of this report, which shows that the setting of the listed building has changed dramatically since it was first constructed in 1828. Although originally constructed as a detached villa, cartographic evidence shows that between 1844 and 1864 a villa of similar-sized plan form was constructed immediately adjoining the southern elevation of Warmington House, infilling the gap between the building and a third villa to the south that is also depicted on the 1844 map.

4.2.43 The plan of the three villas, as recorded on the 1864 map, shows that they formed a coherent terrace with aligned front elevations set back behind similar-sized front garden plots and with long rear garden plots. The southern villa was replaced by a new building during the early-20th century, and the villa adjoining Warmington House was demolished and replaced by a new infill building, also immediately abutting Warmington House, between 1935 and 1955. This later infill building was demolished in 2014 as part of the stadium redevelopment proposals consented in 2011. The historic maps therefore confirm that Warmington House only remained detached for approximately 36 years and formed part of a terrace for c.150 years from at least 1864 until 2014.

4.2.44 Warmington House was abutted by smaller buildings on the northern side in the mid-late-19th century and its northern return elevation has been concealed in views from the High Road since at least 1864 when the original neighbouring dispensary building, demolished and replaced by the current dispensary on the same site c.1906, was built. Warmington House effectively formed part of a terrace in views from the High Road on its northern side from the early-20th-century (pre-1935) when No.744A was built. This addition was demolished recently, also as part of the 2011 consented scheme, leaving Warmington House detached in the streetscape.

4.2.45 The recent demolitions combined with the total loss of the historic front and rear garden have left the building with a setting that makes no contribution to the special architectural and historic value of Warmington House as a Grade-II listed building. Warmington House has formed part of a terrace for the majority of its life, and the northern elevation of the listed building has, since at least the late-19th-century, been concealed in views from the High Road by neighbouring structures. It is therefore considered that sympathetically incorporating Warmington House into a new terraced form, as described above, would be an appropriate and positive way in which to enhance its setting and breathe new life into the listed building.

The Hotel

4.2.46 The proposed 180-bedroom hotel tower at the southern boundary of the site would be a significant new element in the townscape that will enhance the North Tottenham Conservation Area and wider area, providing a landmark both for the southern entrance to the stadium and for this part of the historic High Road heading north from London. In views north along the High Road its narrow southern end would form an elegant marker, forming a pleasing contrast between its vertical line and the horizontal emphasis of the proposed stadium.

4.2.47 In views from the northern end of the North Tottenham Conservation Area the hotel would be largely concealed by the proposed stadium and would therefore have a neutral impact on the character of the conservation area and on the setting of the heritage assets in this area, including the Northern Terrace.

4.2.48 Although positioned closer to the High Road and the boundary of the North Tottenham Conservation Area, the hotel would only affect the immediate setting of Warmington House at 744 High Road. The other nearby listed buildings situated south of the site in the conservation area, including the Grade-II listed early-19th-century Moselle House, the Tottenham Baptist Church and 695-697 High Road are positioned within their own clearly defined and enclosed plots set back from the pavement line of the High Road. Therefore, although the hotel would clearly be visible within the wider setting of these listed buildings, it would not have a negative impact on their significance.

4.2.49 Despite the obvious difference in scale between the proposed hotel and Warmington House, the hotel would not harm the significance of the listed building because, as described above, its setting has been entirely altered and has no remaining intrinsic significance. The proposed Tottenham Experience buildings would provide Warmington House with a new coherent setting, inspired by the historic terraced form of the listed building, that would both enhance the setting of the listed building and help to visually integrate it with the new design of the larger-scale stadium and hotel.

4.2.50 The hotel has been designed by Populous to complement the design of the stadium, and also to follow the angle of the building line further south along the High Road so that in longer views it reinforces the directionality of the building line. Its cladding would be similar to that of the stadium comprising glazed and perforated metal panels positioned to form a striking diagonal line across its western elevation. The ground floor of the hotel would adjoin the southern steps to the south podium making the hotel a strong marker at this main southern entrance to the stadium development.

The Southern Residential Development and Health Centre

4.2.51 The proposed residential blocks designed by Allies and Morrison, forming part of an outline application, would comprise a cluster of four taller buildings to the southeast of the site. They would create a new residential quarter in North Tottenham providing 585 much needed high-quality new homes in comparison to the 285 homes provided by the consented application. These new homes would help to deliver the ambitious housing growth targets for the area set by LBH and the GLA. Importantly, it would provide a positive step change in the housing offer in Tottenham, helping to strengthen the socio-economic demographic profile and create a more mixed and balanced community.

4.2.52 Sitting within this Southern Residential ‘quarter’ there will be a range of uses, including commercial space, which will provide employment opportunities and more animated street frontages to Park Lane and Worcester Avenue. A three-storey building in the north-east corner of the site is also intended to provide a potential new health centre. A key priority for LBH is to tackle the poor quality of health amongst many of the residents in Tottenham, by increasing access to high quality health care provision. The proposed health centre will provide a significant tangible public benefit, and would help to serve the existing residents as well as the residents of the additional new homes delivered through the delivery of LBH’s masterplans.

4.2.53 The materials of the proposed towers are subject to reserved matters, but the cladding will likely comprise masonry materials such as brick, terracotta or concrete. The towers would share a common materiality so that they are perceived as a group with a coherent inter-relationship. They would be visible in the wider townscape from all sides so each elevation is treated as a primary elevation of equal design quality. The base of each tower has a chamfered form, allowing a two-meter cantilever beyond the plinth. This chamfered form is repeated at the top storeys of each tower to create elegantly sculpted penthouse floors and a communal rooftop terrace set within an open structural framework. The latter is intended to give the top of the towers a lightweight form and mitigates their visual impact in views across the North Tottenham Conservation Area and wider area. The white frame to each tower forms a 'giant order' organized in a three to five storey high grid and arranged in bay widths based upon the structural and special layouts of the flats. In order to add continuity and consistency to the character of the buildings, the mid part of the buildings would be calm and repetitive, defined by the vertically proportioned elements within each three to four-storey height masonry grid.

4.2.54 The impact of the proposed residential towers on the character and appearance of the North Tottenham Conservation Area would be limited by their set-back location at the eastern end of Park Lane. In views south along the High Road in the North Tottenham Conservation Area all but the very top of the tallest tower would be concealed from view by the proposed stadium. Their impact on the character of the conservation area and setting of listed buildings in the North Tottenham Conservation Area in these views would generally be neutral. The towers would be visible in views north along the High Road above the buildings flanking the eastern side of the High Road. Their visual impact in these views would, however, be mitigated by their design including the light-coloured cladding materials and the chamfered 'lightweight' appearance of the upper storeys. Although visible in these views, the towers would not have a negative impact, the impact on the overall character of the conservation area and wider setting of listed buildings within the North Tottenham Conservation Area would again be generally neutral.

The Extreme Sports Centre

4.2.55 Associated with the focus on improving the health and well-being of the local community, an innovative Extreme Sports Centre is also proposed that will house the largest indoor climbing wall in Europe. It will be sited between the new hotel and the residential cluster. The centre will build on the sporting legacy of the Club's longstanding presence in this location, and would ensure that the scheme provides access to sport every day of the week.

4.2.56 The proposed building, designed by Populous, has a dynamic form in keeping with its proposed use. Its upper storey would be angled away from Park Lane so that it rises in height towards the stadium. The proposed materials would be simple with light and dark cladding between diagonally orientated glazing that would add to the interesting form of the elevations.

4.2.57 The angled top section of the Extreme Sports Centre would be partially visible in views north-east from the High Road over the locally listed terraced buildings lining the east side of the road between Bromley Road and Argylle Passage. However, like the residential towers, it would be set back some distance from the boundary of the North Tottenham Conservation Area along Park Lane and its overall impact on the conservation area and on the setting of listed buildings in the North Tottenham Conservation Area would therefore be neutral.

The Northern Terrace

4.2.58 The proposals do not include any changes to the fabric or the immediate setting of the Northern Terrace but the Club intend to refurbish and restore all of the Northern Terrace buildings within the application site in due course.

4.2.59 On 7th August 2015 planning and listed building consent application was granted by Haringey Council for the conversion and reuse of Percy House at 796 High Road as the headquarters of the Tottenham Hotspur Foundation (Refs: HGY/2015/1488 and HGY/2015/1490). The Foundation is a charity set up by the Club to help the local community in a wide variety of ways, but primarily to encourage and facilitate education, employment and start up enterprises. The consented new use will see the full restoration of the handsome interior of

the Grade II* listed building, including repairs to the historic wall panelling and reinstatement of appropriate chimneypieces where missing. The exterior will be enhanced by the reinstatement of sash windows in keeping with the date and character of the building and by the demolition and replacement of a detracting modern rear extension with a new high-quality single-storey addition.

4.2.60 THFC received grant funding from Historic England to supplement the Club's own investment in order to repair and restore the exterior of Grade II* listed 810 High Road. This has been completed to a high standard. THFC has exhaustively attempted, over the last four years, to secure an appropriate use for this building, but with the current condition of the High Road, this has not been possible.

4.2.61 THFC now proposes, in seeking to avoid a hiatus between repair and occupation, to employ the building for its own use. In conjunction with its UTC partner, Middlesex University, the Club proposes to convert 810 High Road into a coffee shop and art gallery. Following further engagement with Historic England, the Club proposes to submit separate planning and listed building consent applications later in the year.

4.2.62 Clearly the proposed stadium development will have a major impact on the wider setting of the listed terrace, being prominent in views towards the terrace from the northern end of the High Road. These views would, however, also be substantially altered by the consented stadium proposals. It is considered that the overall design of the proposed stadium in these views would represent an improvement over the consented scheme. This applies in particular to the setting of Dial House which, rather than standing adjacent to an area of negative space as proposed in the consented scheme, would adjoin the proposed media cafe which would better complement the scale and building line of the terrace.

4.3 Impact on Views Across the North Tottenham Conservation Area and on Heritage Assets in the Wider Area Affected by the Proposed Development

4.3.1 The impact of the proposals on the character and appearance of the North Tottenham Conservation Area in views from within and across the conservation area has been assessed using verified views produced by INK Associates that are included in the application.

4.3.2 Verified views by INK Associates have also been used to assess the impact on the wider setting of six conservation areas located south and east of the site, comprising the Scotland Green; Bruce Grove; Tottenham Green; Bruce Castle; Tottenham Cemetery and Alexandra Palace Conservation Areas. Alexandra Park in the latter conservation area is also listed Grade II on Historic England's Register of Historic Parks and Gardens.

4.3.3 This views assessment also takes into account the impact on the setting of the statutorily listed buildings and on the non-designated locally listed buildings in each verified view.

4.3.4 A full description of the impact on each view is provided in Appendix III of this report.

4.3.5 The views across the North Tottenham Conservation Area show that the proposals would enhance the setting of the Grade-II listed Warmington House through the construction of the proposed Tottenham Experience building and, overall, would enhance the character and appearance of the conservation area, and the wider setting of statutorily listed and locally listed buildings in the conservation area, by providing a striking new landmark development on the High Road of high-quality design.

4.3.6 The hotel and residential towers would be largely concealed in views south from the northern end of the High Road by the proposed stadium and would therefore have a negligible impact on the character of the conservation area and setting of listed buildings in these views. By contrast, in views of the site north along the High Road within the North Tottenham Conservation Area, the hotel and stadium would form a prominent, positive landmark.

4.3.7 Although also of high-quality design, the proposed Extreme Sports Centre and the group of towers comprising the residential development would be set back from the High Road and due to their location and

form would not have a direct positive impact on the North Tottenham Conservation Area as part of the landmark development holding the line of the High Road. These tall buildings would be partly concealed by the existing urban form and by trees in the views north from the southern end of the North Tottenham Conservation Area, with the lower scale of the Extreme Sports Centre meaning that its impact would generally be neutral in these views. The impact of the taller proposed residential development would be mitigated by its design which incorporates light-coloured materials and an open chamfer to the upper floors giving the most visible top portions of the towers a 'lightweight' appearance. In all views north across the conservation area the residential development would be viewed together with, and secondary to, the proposed stadium and hotel landmark development so that the overall impact of the proposals on these views would be positive.

4.3.8 In the longer views north along the High Road, from the Scotland Green, Bruce Grove and Tottenham Conservation Areas, which together with the North Tottenham and Tottenham Green Conservation Area form part of the 'Tottenham High Road Historic Corridor', the proposed residential development would be prominent and viewed in isolation from the proposed stadium and hotel. While the stadium and hotel would form a landmark development aligned with and reinforcing the building line of the High Road, the residential towers form a group of buildings set back from the High Road and don't therefore have this direct positive impact. When viewed in isolation from the rest of the proposed development in these views, the impact of the towers would therefore result in some 'less than substantial' harm to the wider setting of the Scotland Green and Bruce Grove Conservation Areas, but this harm would be mitigated by their proposed chamfered form and high-quality design.

4.3.9 In the verified view from the Tottenham Green Conservation Area, at the junction with Monument Way, the landmark hotel building and the curve of the stadium would just be visible while the residential development would be concealed from view. The hotel and stadium would form a positive landmark and marker for North Tottenham in this view.

4.3.10 In views from the Bruce Castle and Tottenham Cemetery Conservation Areas to the west of the site, the proposed development would be partially concealed by tree cover. It would be visible in views from the northern end of Bruce Castle Park and, due to its prominence and contrast to the green character of this part of the conservation area, in these views it would result in some 'less than substantial harm' to the conservation area. It should be noted though that the consented scheme would also have been prominent in these views across the green open space and would therefore also have resulted in some 'less than substantial harm' to the setting of the conservation area. This harm would be partly mitigated in the summer months when the park trees are in leaf.

4.3.11 In the view from the Tottenham Cemetery Conservation Area, also west of the site, the proposed development would have a neutral impact being concealed behind successive rows of trees.

4.3.12 From the Alexandra Palace Conservation Area (and Grade-II listed Alexandra Park) it is considered that the proposals would have a positive impact on the wider setting of the conservation area, listed park and listed building, providing a new landmark for Tottenham that would define its position in North London.

4.4 Justification of the Proposals

4.4.1 It is important to recognise that the proposals being brought forward have had to not only bear in mind heritage implications but they have also had to address a wide range of different pressures and imperatives, not the least of which has been the fall out following the riots of 2011 and the bringing forward of major development plans to regenerate Tottenham. In this context the proposals have the ambition to:

- ensure the long term future of THFC in this historical location where it contributes most significantly to the cultural heritage of the district;
- help to kick start regeneration by providing major investment in the locality;
- create a better designed stadium and urban context/ public realm than the previously consented scheme, and;

- fit into the wider regeneration plans being brought forward by the local authority within the context of the GLA's ambitions for N17.

4.4.2 But beginning to address the heritage issues, and starting first with the impact on the North Tottenham Conservation Area and the listed and locally listed buildings in this conservation area:

- The North Tottenham Conservation Area is included on the Historic England Heritage At Risk Register as a 'Conservation Area At Risk' with its overall condition described as 'very bad'. Although a substantial proportion of the historic buildings in the conservation area remain in their original uses, primarily retail with residential use on the upper floors, most are suffering from lack of general maintenance. This indicates that their uses are not viable long term and that they require investment in order to secure their long-term future. The overall condition of the buildings has a negative impact on the character and appearance of the conservation area.

4.4.3 The proposed development would see the transformation of this area of north London with investments leading to substantial and essential regeneration. The new twelve-months-a year international-quality sports stadium designed by Populous Architects would substantially raise the profile of Tottenham, more so than the consented stadium due to its additional uses, bringing more visitors to the area and increasing its economic vitality, particularly the immediate environs of Tottenham High Road. The proposed residential development would provide much-needed additional housing in Tottenham, the hotel and other commercial uses within the stadium development would provide additional jobs contributing towards the wider regeneration of the area, while the Extreme Sports Centre and proposed health centre would benefit the health of the local community, a key priority for the London Borough of Haringey. These major positive impacts must be taken into account when assessing the overall impact of the proposals on heritage assets and, in particular, on the character of the North Tottenham Conservation Area.

4.4.4 It is essential to take into account that a stadium of similar proportions and scale was consented in 2011 with the ground works for its construction already underway. The principle of the construction of a stadium immediately abutting the High Road and adjoining nearby listed buildings within the boundary and setting of the North Tottenham Conservation Area has therefore been established. The consented scheme also allows the construction of four large residential blocks between the stadium and Park Lane. The principle of large-scale development within the area of the proposed residential towers; Extreme Sports Centre and hotel, that would contrast with the smaller scale of nearby historic buildings, has therefore also been established.

4.4.5 For all of the reasons outlined in above, it is considered that the proposals would represent an improvement over the consented stadium and residential development and, overall, would enhance the character and appearance of the North Tottenham Conservation Area and its setting and enhance the significance of Warmington House and its setting. This is in accordance with the core planning principles at paragraph 17 of the NPPF which, in direct relation to heritage, states that planning should *'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*'.

4.4.6 Section 12 of the National Planning Policy Framework (NPPF) sets out the principal policy considerations that must be used to assess the impact of the proposed stadium development on the historic environment. Paragraph 129 of the NPPF states that local planning authorities should '*identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise*'. At paragraph 132 the NPPF states that '*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.*'

4.4.7 As described in Section 1 above, the significance of the North Tottenham Conservation Area is derived from many elements. The three elements that contribute the most to the significance of the conservation area

comprise the historic road network of the High Road and White Hart Lane which dates from the Roman period, the historic and architectural interest of the many statutorily listed buildings ranging from Georgian town houses to Victorian churches, and the Tottenham Hotspur Football Club which is synonymous with the cultural history of North Tottenham. The unlisted Victorian and Edwardian architecture in the conservation area, including the three locally listed buildings at 746-750 High Road, form an important part of the significance of the conservation area, and there are numerous buildings, such as schools, churches, chapels and public houses that contribute towards the collective cultural heritage significance of the conservation area, some of which are statutorily listed for their intrinsic architectural significance.

4.4.8 The unlisted Victorian and Edwardian buildings, although not worthy of individual statutory protection, each have individual local significance. In the case of 746 this is derived from its original use as a dispensary, while No.748 has local interest for its original use as a coffee house, but more so for its later connection with Tottenham Hotspur Football Club. No. 750 High Road has local interest for its origins as a public house as well as a connection with THFC and the late-19th-century origins of the Spurs football ground. Overall the three locally listed buildings contribute positively to the conservation area but, as described in Section 3 above, there are elements of the buildings that detract from the character of the streetscape, most notably the fact that No.750 no longer makes sense in the street scene as an end-of-terrace building, while the Red House has been subject to detracting alterations. All three buildings have low-quality rear elevations that would be given unfortunate undue prominence in the townscape as part of the consented stadium proposals. The consented proposals for the construction of the Tottenham Hotspur Football Stadium will leave No.750 stranded in the streetscape, with the former entrance to Bill Nicholson Way between this building and the Red House remaining as an illegible gap in the street scene.

4.4.9 Paragraph 138 of the NPPF states that:

> Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

4.4.10 The proposed demolition of the three buildings at 746, 748 and 750 High Road, which make a positive contribution to the character of the area and have individual local historic interest would result in harm to the significance of the North Tottenham Conservation Area. In the context of the overall significance of the conservation area as a designated heritage asset, taking into account the degree to which these three non-designated heritage assets contribute positively to the character and appearance of the conservation area (and the balanced judgement in relation to non-designated heritage assets required by paragraph 135 of the NPPF), coupled with the extent to which they would contribute to the conservation area if retained as part of the consented stadium development, it is considered that this harm would be '*less than substantial*'.

4.4.11 In accordance with paragraph 134 of the NPPF, less than substantial harm to the significance of a designated heritage asset (in this case the North Tottenham Conservation Area), must be weighed against the public benefits of the proposal.

4.4.12 As explained in the National Planning Practice Guidance (NPPG), public benefits can be '*anything that delivers economic, social or environmental progress*.' The public benefits themselves should be '*of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as: sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; and/or, securing the optimum viable use of a heritage asset in support of its long term conservation*.'

4.4.13 The public benefits offered by the proposals, comprising both heritage benefits and wider planning benefits that are detailed in the Planning Statement by DP9, are numerous and substantial. The direct heritage benefits of the proposals can be summarised as follows:

- Securing the long-term viable use and conservation of the Grade-II listed Warmington House (744 High Road) as part of the proposed Tottenham Experience museum and successfully integrating the listed building into the new development.

- Creating a sense of place and increasing the vitality of the North Tottenham Conservation Area with new buildings on the High Road that relate to its use 365 days a year, not just on match days.
- Strengthening the historic High Road frontage, with new and retained buildings reflecting the historic street pattern in the conservation area.

- Enhancing the setting of other heritage assets along the High Road and consequently improving their long-term viability.

- Providing a new museum for the Club and the locality which will be a resource for the archiving and deposit of intangible heritage assets as well as other salvaged items from the locally listed buildings at 746-750 High Road.

4.4.14 The non-heritage wider planning benefits of the proposals, detailed in the Planning Statement by DP9, include the following:

- Providing a new stadium facility that will ensure THFC, the locality's most important heritage asset, will remain in the area and which will kick-start regeneration in one of London's most deprived Boroughs. This regeneration will not just affect the High Road but also the wider Northumberland Park priority regeneration areas, contributing towards the wider Masterplan for the area.

- Increasing access to, and delivering new, health facilities in the form of a health centre and sporting facilities to address the chronic health and well-being issues currently impacting the Tottenham neighbourhood. In addition to the non-match day sporting facilities within the stadium itself, this would include the proposed Extreme Sports Centre on Park Lane.
- Providing a significant contribution to the quality, quantity and range of residential stock in Tottenham, in line with National, Regional and Local Policies. The proposals will create 650 new homes in comparison to the 285 homes of the consented scheme.

- The creation of hundreds of new jobs, many of which will be accessible to the existing Tottenham residents, through the creation of new hotel, restaurant and leisure uses that will be in operation throughout the year.

4.4.15 Crucially, in addition to the above benefits, the demolition of the three locally listed buildings would ensure that the crowd flow around the proposed stadium development is as safe as practically possible. As set out in the Planning Statement, this is a key determinant in the design of the revised scheme and would be a significant public benefit.

4.4.16 Notwithstanding the negative impact that retaining the three locally listed buildings would have on crowd flow and on the overall design of the stadium development, particularly the way in which it would relate to the High Road and how Warmington House could be successfully incorporated into the scheme, the potential viability of the three buildings if retained is also questionable.

4.4.17 As explained in the viability report provided by Davis Coffer Lyons (included elsewhere in the submitted documents), in order to make the three buildings viable their ground floor areas would need to be substantially expanded. This would have implications on the remaining architectural integrity of the buildings and would result in further townscape compromises with awkward additions infilling the spaces to the rear and side of each heritage asset. In addition the canyon which would need to be installed at the rear of the buildings to ease

crowd flow, combined with the associated prominence of the poor-quality rear elevations of the buildings and their necessary ground-floor additions, would result in a poor area of townscape. This would have a negative impact on the setting of the Grade-II listed Warmington House and on the character and appearance of the conservation area.

4.4.18 Given the limited space offered by the heritage assets and the fact that they would not be physically linked to the south podium, they would not be suitable to accommodate the uses that the proposed Tottenham Experience building would provide. It is likely that their ground-floor uses, such as café or (limited) retail use would be restricted to match days only, substantially reducing activity on the High Road on other days of the year.

4.4.19 If the three locally listed buildings are retained, the retail areas; Tottenham Experience Museum and Skywalk hub and the main south-western entrance to the stadium development would be accommodated within the stadium south podium behind them. This would mean that the main activities provided by the development would be set back away from the High Road and the vital southern approach to the world-class stadium substantially compromised. The retention of the locally listed buildings would therefore prevent the provision of major benefits, most notably vibrant all-year-round uses onto the High Road pavement, improved public access and integration with the proposed south podium and a welcoming and coherent approach and entrance to the stadium complex from the south.

4.4.20 As stated above, the proposed restoration and refurbishment of the Grade-II listed Warmington House, including provision of a long-term viable use for the building as part of the proposed Tottenham Experience Museum would be a significant public benefit. For the reasons outlined above in Section 4.2, it is considered that the proposals to incorporate the listed building into a new terraced form would not result in any harm to the significance of the listed building or North Tottenham Conservation Area.

4.4.21 The proposals for Warmington House would provide the building with a long-term viable use, preserving the listed building and all of its remaining features of special architectural or historic interest. The proposals would also enhance the setting of the listed building, which has been substantially altered and no longer reflects its historic form, through the construction of the proposed Tottenham Experience building; front boundary wall and railings and rear atrium, contributing positively to the wider conservation area as a whole. They would therefore accord with paragraphs 131 and 132 of the NPPF, paragraph 131 stating that:

> In determining planning applications, local planning authorities should take account of:
>
> - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
>
> - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and,
>
> - the desirability of new development making a positive contribution to local character and distinctiveness.

4.4.22 In line with the third point listed above, the proposed stadium, Tottenham Experience building and hotel would add innovative new architecture to the High Road that contributes positively to local character and distinctiveness and, for the reasons explained in above, would enhance the overall character of the conservation area.

4.4.23 Paragraph 137 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to '*enhance or better reveal their significance*'. Although the loss of three locally listed building would result in some 'less than substantial harm' to the North Tottenham Conservation Area, the proposal to replace them with a building of high design quality in addition to the proposed stadium and hotel would improve the overall streetscape.

4.4.24 The proposed uses in the Tottenham Experience building would animate the High Road and provide a significant public benefit by providing better integration and public access between the High Road and the new stadium development. The new building also offers a coherent way in which to incorporate and link Warmington House into the new development.

4.4.25 The proposed Tottenham Experience building accords with the advice included in the report 'It Took Another Riot' by the Mayor of London's Independent Panel on Tottenham which was published in the aftermath of the Tottenham riots in 2011. The report sets out a series of recommendations covering Tottenham's main challenges, and in relation to the stadium redevelopment plans it states at page 83:

> The listed (sic, locally listed) buildings adjacent to the stadium need to be reconsidered in light of whether they will make a positive contribution to the area and its future. In our opinion they should be demolished if an appropriately designed new building can be shown to improve the setting of the stadium.

4.4.26 The proposed stadium would be of a slightly larger scale than the consented stadium. This will mean its structure is more prominent in the streetscape in views across the North Tottenham Conservation Area and its setting but, given the scale of the consented stadium, it is considered that this additional scale and visible bulk would have a negligible impact over that of the consented scheme. Any perceived harm to heritage assets resulting from the proposed increased bulk and scale of the stadium could only logically be 'less than substantial' and would be very much outweighed by the positive impact of the superior design of the proposed stadium in comparison to the consented scheme.

4.4.27 As described above, it is considered that the proposed hotel would enhance the setting of the North Tottenham Conservation Area by providing a striking and elegant new landmark building at the gateway to the stadium site. Although positioned closer to the High Road and the boundary of the North Tottenham Conservation Area, it would only affect the immediate setting of Warmington House at 744 High Road. Despite the obvious difference in scale between the proposed hotel and Warmington House, the hotel would not harm the significance of the listed building because, as described above, its setting has been entirely altered and has no remaining intrinsic significance. Warmington House would be provided with a new coherent setting, inspired by its historic terraced form, by the proposed Tottenham Experience building. This would both enhance the listed building and help to visually integrate it with the new design of the larger-scale stadium and hotel.

4.4.28 The hotel would also be clearly visible within the wider setting of nearby listed buildings in the North Tottenham Conservation Area, comprising the Grade-II listed Moselle House and the listed Tottenham Baptist Chapel and 695-697 High Road, but would not have a negative impact on their significance, as these listed buildings closest to the site are positioned within their own, clearly defined plots set back from the pavement line of the High Road. The hotel, like the Tottenham Experience, has been specifically designed to complement the design and materials of the stadium and together these two landmark structures would form a coherent and high-quality landmark development.

4.4.29 The proposed residential towers would be less prominent in the streetscape in views along the High Road from the North Tottenham Conservation Area due to their set-back position at the eastern end of Park Lane. Due to their height, they would be visible but their impact in these views is not considered harmful and is mitigated by their chamfered upper levels. The same applies to the Extreme Sports Centre, which would only be partially visible in views from the High Road and would have a negligible impact on the overall character of the conservation area and setting of listed buildings.

4.4.30 All of the proposed new development including the stadium, Tottenham Experience, hotel, Extreme Sports Centre and residential towers and the proposed improvements to the public realm and landscaping around the development would accord with the criteria for good design defined in paragraph 58 of the NPPF. This states that local plan policies should ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

- *respond to local character and history, and reflect the identity of local surroundings and materials…;*

- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*

- *are visually attractive as a result of good architecture and appropriate landscaping.*

4.4.31 Turning to the impact of the proposed stadium development on the wider setting of designated heritage assets beyond the North Tottenham Conservation Area, as detailed in Section 4.3 above, it is considered that the proposals would generally have a neutral impact on the wider setting of the Tottenham Cemetery Conservation Area and from the southern end of the Bruce Castle Conservation Area, where the buildings would be largely screened by trees. The proposed development would have a positive impact on the view from, and therefore enhance the wider setting of, the Alexandra Palace and Tottenham Green Conservation Areas from which it would appear as a positive landmark.

4.4.32 As described above, in the case of views north along the High Road from the Scotland Green and Bruce Grove Conservation Areas, the residential towers would be prominent and viewed in isolation from the stadium and hotel. In these views, without the balancing positive impact of the stadium and hotel, the proposals would result in some 'less than substantial harm' to the wider setting of these conservation areas. This harm would, however, be mitigated by distance, the existing urban form, trees lining the High Road and by the proposed high-quality design of the development and the chamfered form of the towers.

4.4.33 Regarding the impact on Bruce Castle Conservation Area, as described in Section 4.3 above, it is considered that both the impact of the consented scheme and the impact of the proposed development would result in some 'less than substantial harm' to the wider setting of the Bruce Castle Conservation Area in views from the northern end of Bruce Castle Park. This harm would be partly mitigated in the summer months when the park trees are in leaf.

4.4.34 The Barnwell Manor and Forge Field judgements provided detailed consideration of the overarching statutory duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve listed buildings and their setting and to preserve or enhance the character or appearance of conservation areas. The harm to the North Tottenham Conservation Area resulting from the demolition of the three locally listed buildings, and the harm to the Bruce Castle, Scotland Green and Bruce Grove Conservation Areas resulting from the proposed buildings would engage the strong presumption against the grant of planning permission referred to by those judgements. Considerable importance and weight must be accorded to this harm. Paragraph 28 of the judgement of Sullivan LJ on the Barnwell Manor Decision stated the following with regard to the strength of the presumption against the grant of planning permission:

> If the harm to the setting of a Grade I listed building would be less than substantial that will plainly lessen the strength of the presumption against the grant of planning permission (so that the grant of planning permission would no longer have to be 'wholly exceptional'), but it does not follow that the 'strong presumption' against the grant of planning permission has been entirely removed.

4.4.35 In the Forge Field case the judgement of Lindblom, J. stated of the presumption against the grant of planning permission imposed by the Act that:

> It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike a balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

4.4.36 In this instance, it is considered that harm would be caused to the significance of the North Tottenham Conservation Area by the demolition of the three locally listed buildings at 746, 748 and 750 High Road, by the impact of the proposed residential towers on the wider setting of the Scotland Green and Bruce Grove Conservation Areas and by the impact of the proposed development on the wider setting of the Bruce Castle Conservation in the view from the northern end of Bruce Castle Park. While harm would be caused, it is considered that the strong presumption in favour of refusal is outweighed by the substantial public benefits of the proposals which are summarised above and set out in full in the Planning Statement by DP9.

4.4.37 The proposals would accord with the policy tests of the National Planning Policy Framework as the 'less than substantial harm' to the significance of the designated heritage assets resulting from the proposals would be outweighed by the numerous public benefits. Overall, the proposed scheme would enhance the character of the North Tottenham Conservation Area, and the setting of nearby designated heritage assets, meeting the tests for sustainable development set out in the NPPF.

4.4.38 Should it be considered that the proposals would result in substantial harm to the significance of the designated heritage assets listed above this would again, in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, engage the strong presumption against the grant of planning permission as referred to in the Barnwell Manor and Forge Field judgements, and the guidance at paragraph 133 of the NPPF would apply. The latter states that:

> Where a proposed development will lead to substantial harm to or loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits.

4.4.39 As explained in the Planning Statement and in the crowd flow matrix, the demolition of the locally listed buildings at 746-750 High Road would be 'necessary' to deliver the major crowd flow benefits of the proposed stadium development. It would also be necessary to allow the beneficial successful integration of Warmington House into the proposed stadium development and consequently provide the listed building with an optimum-viable use as part of the proposed museum. Therefore, should the loss of the locally listed buildings be considered to result in 'substantial harm' to the significance of the North Tottenham Conservation Area, it is considered that the proposals would comply with the policy test at paragraph 133 of the NPPF.

4.4.40 Even if the loss of the buildings is not considered necessary to achieve the substantial public benefits of the proposed scheme, the vital importance of the stadium development to the overall regeneration of Tottenham combined with the degree to which retaining the heritage assets would compromise the ability of the world-class stadium development to operate in an efficient, optimum-viable and logical way, would be sufficient material considerations to outweigh the legal presumption established by Barnwell Manor and Forge Field and the policy presumption of the NPPF. These arguments are set out in full in the Planning Statement by DP9.

4.4.41 Overall, the proposals would accord with Haringey Council's relevant local polices including Policy SP12 of Haringey's Local Plan: Strategic Polices which seeks to ensure the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment. In accordance with this policy, and with Policy CSV5 of the Unitary Development Plan (UDP), the proposals would enhance the North Tottenham Conservation Area, Warmington House and its setting, and would provide public access to the Grade-II listed Warmington House. The proposals for Warmington House would accord with policy CSV4 of the UDP by preserving the architectural and historical integrity of the listed building, including all of its remaining original features, and enhancing its setting.

4.4.42 Policy CSV7 of the UDP states that the council will refuse the demolition of buildings in conservation areas if this would have an adverse impact on the character and appearance of the conservation area, but may consider demolition acceptable in exceptional cases where there would be a substantial community benefit. As outlined above, while the demolition of 746, 748 and 750 High Road would result in 'less than substantial harm' to the significance of the North Tottenham Conservation Area, the proposed Tottenham Experience building would provide many substantial public benefits, while the overall benefits of the proposals would outweigh this harm.

4.4.43 The proposed demolition of the locally listed buildings would be contrary to the guidance in Sections 4 and 5 of Haringey's draft Supplementary Planning Guidance (SPG) 2, insofar as this relates to the impact of proposals on conservation areas and to the protection of historic buildings. However, for all of the reasons outlined above, it is considered that this demolition can be justified in heritage terms. The proposals for the restoration and re-use of Warmington House and the overall enhancement of the North Tottenham Conservation Area that the proposals would bring would accord with the draft SPG.

4.5 Conclusion

4.5.1 This report has set out the significance of the heritage affected by the proposals, explained the effect of the proposals on that heritage and made the arguments as to why it is considered that the proposals meet the criteria of the legislation and policy. It has looked at the current situation in the locality of the site and talked about the aspirations of the Tottenham Hotspur Football Club and how the scheme has developed since 2010 and in the light of the riots and the political response to them in the form of the acceptance of the need to positively respond to the social deprivation of the area by planning for regeneration.

4.5.2 Tottenham Hotspur Football Club is acknowledged as the single most significant asset that Tottenham has. It is more than just a sports club, it is an institution whose roots are deeply embedded in the community in N17 and has been for well over 100 years. It has the ability, and perhaps uniquely, to help lead the regeneration of the area. The currently consented proposals would ensure that THFC remain in their historic locality. They would result in major changes to the North Tottenham Conservation Area and the setting of heritage assets both close-by and further afield. But they were flawed, the retained heritage assets would cause crowd safety issues, as explained in the Planning Statement and in the crowd flow matrix, and would compromise the setting of the new stadium and vice-versa. The delays caused to the programme to implement the consented scheme has meant a better understanding of these safety issues and, furthermore, required the reconsideration of the ability of the project to add to the plans for wider regeneration.

4.5.3 These are the key issues that this report addresses and perhaps the key issues for all aspects of the planning deliberations related to this application and, in a way, they are the two elements of the proposals which need to be balanced - are the public benefits which will fall out of the implementation of the proposals sufficient to out-weigh the loss of the three unlisted heritage assets at 746, 748 and 750 High Road and some loss of setting to the nearby Scotland Green, Bruce Grove and Bruce Castle Conservation Areas?

4.5.4 Our answer to this question is that we firmly believe that the project would bring benefits that the consented scheme would not. The 2010 proposal did not have the social imperatives which are now, at least partly, driving the scheme. It was a scheme that did not address the townscape and the setting in the conservation area in a sensitive manner, and while it retained the three locally listed buildings they would have been unrelated to the remainder of the High Road and their rear parts would have been given undue prominence as part of a 'canyon' pedestrian bi-pass, and, indeed their viability was not guaranteed. The proposals offer the full restoration of Warmington House within a new street terrace defining the corridor nature of the High Road and as part of a public museum facility - the Tottenham Experience - its future and 'optimum-viable use' ensured as a key part of the stadium complex.

4.5.5 There are big issues and small issues surrounding the proposals and it is easy to lose sight of the wider picture. After the riots the London Mayor's report said:

The listed (sic, locally listed) buildings adjacent to the stadium need to be reconsidered in light of whether they will make a positive contribution to the area and its future. In our opinion they should be demolished if an appropriately designed new building can be shown to improve the setting of the stadium.

4.5.6 It is view of this report that the new proposals would do just that, with the scale of the High Road reflected in the development on the pavement line, including Warmington House, while the stadium and the residential buildings are set back behind the Hotel, which as a marker and a place making element full fills another role.

4.5.7 The proposals address the heritage and townscape issues but most importantly they also address the wider needs of the area. The stadium complex would (literally in views from Alexandra Palace) be a beacon of aspiration for the area, it would be the signal that society is prepared to invest in N17, its future and its community. While the project would bring investment itself, it would also stimulate further investment. North Tottenham Conservation Area is 'At Risk', its built fabric evidently lacking viability; the new complex would broaden the demographic of the area and lead to wider improvements of the sort set out in the conservation plan for the locality that was commissioned by THFC.

4.5.8 This is a series of proposals that start with new buildings designed to the very highest quality and which would lead to the enhancement of the conservation area. The proposals would help the wider regeneration of the area and along with this would bring further investment for the built heritage. It offers new cultural heritage resources - not just football - but a museum for the community's association with the area. It offers other tangible public benefits in the way of housing and social welfare. It is a very good proposal which, while resulting in the loss of three unlisted heritage assets, would lead to the positive transformation of not just the site but the wider Tottenham area. It is the view of this report that it should be consented.

Appendix I

The Red Line Site Boundary

Appendix II

Statutory Listing Descriptions for Warmington House and the Northern Terrace

No. 744 High Road, Warmington House
Grade II
House. 1828, extended to rear in C20. Stock brick with stucco dressings. Clay tile roof.

PLAN: 3 storeys high, 3 bays wide. Ground-floor is 2 rooms deep to either side of central hall and rear stair leading to first-floor. First and second floors rooms arranged around longitudinal landing. Secondary stair at N end of first-floor landing.

EXTERIOR: Symmetrical façade, partly obscured on N side by No. 744(A). Banded rusticated stucco ground-floor up to first-floor cill band, frieze; cornice band and parapet. Central 4-panel half-glazed door under rectangular fanlight. Sash windows with glazing bars (replaced) on ground and first floors and plain sash windows on second-floor. Moulded architrave to entrance (top section removed). Moulded architraves and unmoulded pediments to first-floor windows. Gauged brick arches to second-floor windows. Stair window on N side elevation; Diocletian window to attic on S side. Some original sashes to rear elevation, including tall round-headed stair window with margin lights. 6-panelled door; modern shallow brick porch (not of special interest). Pitched roof. Single-storey rear extensions are not of special interest.

INTERIOR: Interior retains original room plan form. Hall has cornice with paterae. Double-door openings between front and rear rooms in S ground and first-floor rooms. Stair with mahogany handrail and swept rail to inner string, stick balusters (balustrade currently boxed in); ground floor newel replaced. Round-headed stair window has margin lights, panelled reveals and shutters. Secondary stair also has mahogany handrail, square balusters (a number missing)and turned newels. Elliptical moulded arch across second-floor landing. Other features of interest include some cornices (those to ground-floor S rooms with elaborate mouldings), some simple chimneypieces and grates, ceiling roses (ground-floor). Most door and window architraves survive, vertical sliding shutters to N ground-floor rear room and original six-panelled door, some panelled doors (a number may survive beneath modern flush panels), moulded skirtings and dado rails.

HISTORY: Warmington House is recorded in the Poor Rate books for Tottenham as being built in 1828. Its name derives from James Warmington, farmer, coal merchant and skin salesman, who occupied the property from 1851-76. A later occupant of some note was John Alfred Prestwich, manufacturer of cine cameras, who lived there from 1888-98 and went on to invent the JAP motor cycle petrol engine and to found the JAP Engineering Company. The house was a restaurant from 1911-23. The building was most recently the supporters' club and offices to Tottenham Hotspur FC.

REASONS FOR DESIGNATION: Warmington House is designated at Grade II for the following principal reasons:

* Of special architectural interest as a house of 1828 retaining its internal plan form, staircases, and a number of original features.

* Of historic interest as an important survival of the once-numerous Georgian houses that lined Tottenham High Road, one of the principal historic corridors into the capital.

SOURCES Victoria County History, A History of the County of Middlesex, Vol 5, pp 315-324 English Heritage Historians' file HAR/17.

No 790 High Road, Dial House
Grade II*
Late C17 house of 3 storeys, 5 windows. High pitched hipped tiled roof with end chimneys built out from ridge. Sundial on the southern chimney above eaves level, with inscription not legible and date 169l. Coved stuccoed eaves cornice. Replaced plain sash windows in flush box frames under segi;wntal brick arches. Dark red brick. Stuccoed 2nd and 1st floor bands, the latter stepped up over central doorcase of attached rusticated columns, with-medallions and friezes above, and mutuled side cornices and open pediment. 2 side flights of 3 stone steps to door terrace with cast iron railing. Nos. 790 to 802 (even) and walls and railing to No 796 form a group.

No. 792 High Road
Grade II
Early C19 front to probably older house. 3 storeys and basement, 5 windows. Stock brick with stone-coped parapet above stone cornice with brick dentils. Partly concealed high pitched hipped tiled, roof. Gauged flat brick arches to replaced recessed sash windows. Door of 6 fielded panels with cornice head, patterned radial fanlight and flanking pilasters. Nos. 790 to 802 (even) and walls and railing to No 796 form a group.

No 794 High Road
Grade II
Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings including gauged flat window amhes, lst floor string and moulded parapet cornice. Recessed sash windows with glazing bars. Door of 6 fielded panels with rectangular fanlight. Tuscan doorcase with flat pilasters and pediment. Nos. 790 to 802 (even) and walls and railing to No 796 form a group.

No. 796 High Road, Percy House
Grade II*
Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings, including gauged flat window arches, Tat floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutuled cornice and pediment. Nos. 790 to 802 (even) and walls and railing to No 796 form a group.

Forecourt walls and railings to No 796 (Percy House) (Formerly listed as gateway and railings)
Grade II*
Early C18 or late C17 brown brick walls at either side of forecourt; and similar but lower walls in front supporting plain wrought iron railings. At outer angles tall brick piers. At centre a pair of taller rusticated stone piers with cornices and ball finials. Scrolled abutments to piers. Ornamental wrought iron gate with side panels and overthrow. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

No. 798 to 802 (even) High Road
Grade II
Mid C18 terrace of 3 storeys and basement. Each house 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and parapet cornice. The 2 left bays of No 798 have been rebuilt above carriageway and the 2 right bays of No 800 have lost cornice. Sash windows with glazing bars, some replaced. No 798 has door of 6 fielded panels, with plain rectangular fanlight, in modern Doric doorcase of flat pilasters and pediment. No 800 has modern door with entablature surround. No 802 has modern door in eared architrave under pedimented hood on brackets. Nos. 790 to 802 (even) and walls and railing to No 796 form a group.

Appendix III

Verified Views Assessment

Views Across the North Tottenham Conservation Area

View 15: Corner of Lordship Lane, looking northeast

This view is taken from the southern end of the North Tottenham Conservation Area. The view is framed by two prominent corner buildings: on the western corner of the High Road with Lordship Lane the Grade-II listed No. 639 High Road, now the 639 Enterprise Centre, is a neo-Jacobean style red-brick building with a corner octagonal turret with a copper dome and scrolled and shaped gables to the High Road. Built in 1901 as the offices of Tottenham and Edmonton Gas Company by John Sherwell Corder, No.639 was extended in 1914. On the east side of the High Road on the corner of Lansdowne Road is the prominent square corner tower of Nos. 636 & 638, a locally listed, three-storey, Art Deco style department store that was originally built in 1930 for the London Cooperative Society. This building was gutted by fire during the riots in 2011 and has since been fully restored. Beyond No. 639 High Road the western side of the High Road is concealed from view. The eastern side continues at the same scale with two late-20th-century buildings of no architectural merit. Beyond this two large trees frame the High Road as it continues northwards.

The curved form of the stadium would terminate the view north along the High Road. The slender hotel tower would rise behind the trees at the centre of the view but would be largely obscured during the summer months, while the angled form of the upper storeys of the Extreme Sports Centre would be entirely obscured during the summer months. To the east the tapered top storey of the tallest residential tower would be seen. Although the mass and scale of the proposals would have an impact on the view, the development would enhance the conservation area overall, with the stadium and hotel acting as a positive landmark at the centre of the view.

In summary, while changing the current situation dramatically, the proposals would be an enhancement of the currently consented scheme.

View 16: Junction between Northumberland Park and the High Road looking south

This view is located at the northern end of the North Tottenham Conservation Area. On the east side of the High Road in this view are the group of buildings at the north-western corner of the site that are collectively known as the ‘Northern Terrace’. In the forefront of the view to the east is 814 High Road, a locally listed former bank constructed in 1905. Beyond this building the early-18th-century Grade II* listed buildings at 808-810 High Road are set back from the High Road behind railing enclosed front areas. The building line steps forward once more at 804-806 High Road, the blank flank wall of the unlisted late-19th-century terrace, creating a rather jarring effect to the continuity of the building line from this viewpoint, before stepping back once more to the Northumberland Terrace, a continuous row of early-18th-century listed buildings that terminates at the Grade II* Dial House. The development to the west side of the High Road in this view has a more continuous building line of two to three storey terraces, some of which are locally listed, with low-quality shop fronts.

The new stadium would rise behind the buildings to the east side of the High Road. There would clearly be a substantial contrast in scale between the stadium and the Northern Terrace but in the foreground of this view the height of the stadium would not exceed the height of the brick chimneys to the Grade II* listed 808-810 High Road leaving these in silhouette against the sky. The design and materials of the stadium, including its perforated metal-clad skin would be in stark contrast to the brick terraced buildings lining the High Road. The stadium would be a landmark building in this view, its simple materials and curved form adding a new dimension to the character of the conservation area and ensuring that, although clearly visible and large scale, the stadium would not detract from the strong rhythm of bays and roofline of the Northern Terrace. The high-quality design of the stadium would enhance the conservation area overall.

In this view the proposed residential towers and hotel building would be largely concealed with the very top of the hotel and the upper floors of the tallest tower only just visible above the stadium roofline. The grid-like form of the top of the residential tower would allow light through this structure giving it a lightweight appearance.

In summary, while changing the current situation dramatically, the proposals would be an enhancement of the currently consented scheme.

View 23: west side of the High Road, on the corner of Cedar Road

This view is taken from towards the southern end of the North Tottenham Conservation Area. This part of the High Road is characterised largely by mid-late-19th-century development. On the western side of the High Road are the locally listed Nos. 665-683 (odd) High Road which form a terrace of mid-late-19th-century red-brick buildings of four storeys with projecting single-storey shop units on the ground floor. On the east side of the High Road, partially visible in the immediate foreground, is the Grade-II listed gate building for the former Whitbread Brewery at 676 High Road. The development continuing northwards along the High Road beyond the Whitbread gates is characterised by 20th-century buildings with slightly larger plots interspersed with earlier 19th-century development, including Nos. 684, 684a & 684b and 686 to 690, all of which are locally listed.

The proposals would see the curved form of the stadium terminating the view north along the High Road, the arched southern 'home' end extending above the terraced buildings in the far distance. The slender form of the hotel would rise in front of the stadium, its lower floors and base concealed behind the terraced buildings on the east side of the High Road, and together the stadium and hotel would form a positive landmark development. The angled upper storeys of the Extreme Sports Centre would also be visible immediately to the east of the hotel but would not be prominent in this view. Further to the east the four residential towers would also be visible, the stepped height of the grouped towers combined with the form of the upper floors, comprising a chamfered grid left open to the sky, would allow visual permeability through the upper sections and reduce the overall mass and bulk of the towers in this view. Although the mass and scale of the proposals would have an impact on the view, the development would enhance the conservation area overall, with the stadium and hotel acting as a positive landmark at the centre of the view.

In summary while changing the current situation dramatically the proposals would be an enhancement of the currently consented scheme.

View 26: White Hart Lane

This view is situated close to White Hart Lane Station on White Hart Lane which forms the most westerly boundary of the North Tottenham Conservation Area. The majority of the view takes in the buildings of the Love Lane Estate. These comprise, to the immediate right of the view, Charles House, a late-20th-century ten-storey tower with a T-shaped plan. Adjoining this to the centre of the view (due to the curve of the road) there is more of the estate's residential housing of a smaller scale, rising to four storeys, and stretching to the south. These buildings are set back from White Hart Lane within grassed areas planted with trees, and enclosed by railings to the pavement. The foreground of the view comprises the road itself and the pavement either side, which is in poor condition. Immediately to the left of the view is one of the entrances to the Peacock Industrial Estate. Beyond, set back from White Hart Lane behind a low brick wall with railings and concealed from view, is the Grade-II listed building known as The Grange at 32, 34 and 34a White Hart Lane. The Grange is a mid-18th-century building with additions dating to the early-19th century.

The curved form of the stadium would be seen in much of this view, rising behind the four-storey residential development on the Love Lane Estate. Further to the south the edge of the hotel would just be visible adjoining Charles House and, from this angle, the 32-storey residential tower would appear to rise to the same height as the hotel. The lower towers of the southern residential development would only be partially visible above the roofline of the stadium and in the summer months the trees in the middle distance of this view, would conceal

all of the towers and much of the stadium. Overall the proposed development would have a positive impact on the character and appearance of the conservation area in this view. It would have no direct impact on the immediate setting of the listed buildings comprising The Grange (32-34a White Hart Lane) which are set back from the road within an enclosed forecourt.

In summary, again, while changing the current situation dramatically the proposals would be an enhancement of the currently consented scheme.

View 27: Junction between White Hart Lane and the High Road looking south

This view is located at the junction between the High Road and White Hart Lane at the northern end of the North Tottenham Conservation Area. This view is only a wireline but a rendered view from the same perspective showing night-time conditions has also been produced and provides additional detail. On the east side of the High Road in this view are Nos. 790-796 High Road, comprising the Grade-II* listed Percy House (796) and Dial House (790) and Grade-II listed 792 and 794 High Road. These buildings, forming part of the group of buildings at the north-western corner of the application site that are collectively known as the 'Northern Terrace', are set back from the High Road behind railing-enclosed front areas, the striking gate posts and boundary wall to Percy House being separately listed. At the centre of the view is Dial House which is the oldest building in the Northern Terrace, dating to the late-17th century and incorporating parts of an earlier 17th-century building. South of Dial House the stadium development site comprises a large gap in the street scene and this, together with the exposed northern return elevation of 750 High Road further south, detracts from the character and appearance of the conservation area.

Apart from the Northern Terrace, this view is dominated by the High Road itself which is almost always busy with traffic. The west side of the High Road is largely concealed in this view, characterised by a partly locally listed terrace of three-storey19th-century buildings with commercial uses at ground floor level. Street furniture including traffic lights, safety bollards and a bus shelter clutter the view, while a couple of street trees provide some welcome greenery.

The new stadium would rise behind the Northern Terrace infilling the current gap in the building line on the east side of the High Road immediately south of Dial House. There would clearly be a substantial contrast in scale and materials between the stadium and the Northern Terrace, but the metal-clad stadium would be a landmark building in this view, its simple materials and curved form adding a new dimension to the character of the conservation area and ensuring that, although clearly visible and large scale, it would not detract from the strong rhythm of bays and roofline of the Northern Terrace.

As explained above, the proposed multiple entrances and areas of glazing at lower level on the western stadium elevation, including the glazed escalator enclosure, would create visual interaction between the stadium interior and the street and introduce an active street-level frontage. Dial House would adjoin the proposed media café, which would project forward from the stadium at ground-floor level and complement the scale and building line of the ground-floor level of the Northern terrace.

The proposed enhancements to the public realm along the High Road frontage, including the addition of street trees in front of the stadium, would also substantially enhance the streetscape in this view and, overall, it is considered that the proposals would enhance the character and appearance of the conservation area and the setting of the listed Northern Terrace.

In summary, again, while changing the current situation dramatically the proposals would be an enhancement of the currently consented scheme.

View 31: South side of Church Road, looking northeast

This view is taken from the western boundary of the North Tottenham Conservation Area adjoining the northern

boundary wall to Moselle House. Church Road is a secondary road adjoining the High Road at its southern end. The road is well screened by mature trees; to the north of the viewpoint is an open hard landscaped car park and school playground and further east, to the south of Church Road, an area of open green with trees with two early-19th -century buildings set back from the road. 707 High Road (Moselle House) is Grade-II listed and 705 High Road is a locally listed building. Views of these buildings are largely obscured from Church Road and the High Road by the trees and their set back position. Looking east, the existing stadium and the south stand are visible with the THFC merchandise shop in the foreground. To the northeast, between the trees, the front façade and the return blind façade of the former Tottenham and Edmonton Dispensary (746 High Road) can be seen, with the upper levels of the stadium rising behind.

The curved western façade of the stadium and its southern prow over the south podium, the main 'home-end' South Stand, would be prominent above the tree line in this view, with glimpsed views of the Tottenham Experience building possible between the trees. Adjoining the stadium in the middle of the view rises the western façade of the hotel which has been designed by Populous to complement the design and materials of the stadium, and also to follow the angle of the building line further south along the High Road so that in longer views it reinforces the directionality of the building line. The high-quality design of the proposed development in addition to the way in which it would reinforce the line of the High Road would ensure that it has a positive impact on the character of the conservation area in this view. The proposals would have a negligible impact on the immediate setting of the listed Moselle House and adjacent locally listed 705 High Road which is very clearly defined by the boundary wall to Church Road and the concealed green behind it.

In summary, again, while changing the current situation dramatically the proposals would be an enhancement of the currently consented scheme.

View 32: West side of the High Road, at the junction with Ruskin Road

This view is taken towards the southern end of the North Tottenham Conservation Area. On the western side of the High Road, in the immediate forefront of the view is the locally listed Nos. 685 – 689, three mid-late-19th-century red-brick buildings of four storeys with projecting single-storey ground floor shop units, which form part of the same development as Nos. 665-683 (odd), seen in View 23, and continue the same building line. Beyond this terrace, the Grade-II listed buildings at Nos.695-697 are set back from the High Road behind a courtyard enclosed by a boundary wall and railings and are therefore concealed from view. Nos. 695-697, comprise a large pair of three-storey early-19th-century villas that are now in office use. Beyond these buildings is the locally listed Baptist Hall and The Tottenham Baptist Chapel, a classical Grade-II listed building constructed in 1825. The Baptist Chapel is also set back from the High Road with railings to the street and some green planting in its forecourt, and as such is concealed from view, while the Baptist Hall is positioned away from the High Road to the rear of the Chapel. The large trees within the open green space fronting the sports centre form the terminus to the built form along the west side of the High Road in this view.

The buildings on the east side of the High Road in the forefront of the view are Nos. 686 to 690 (even), a terrace of three late-19th-century buildings with bay windows at first-floor level and later projecting shopfronts with modern signage. Nos. 694-692 adjacent to the north are also of three storeys and originally part of the same terrace, however the cornice and parapet to the buildings has been lost and the facades rendered. The terrace continues in the middle distance with the locally listed 700, 704 & 706 High Road, also 19th-century buildings with later projecting shopfronts, and beyond these are a cluster of street trees.

The proposals would see the curved from of the stadium terminating the view north along the High Road. The slender hotel tower would rise in front of the stadium, its lower floors and base concealed behind the terraced buildings on the east side of the High Road, and together the stadium and hotel would form a positive landmark development. The angled upper storeys of the Extreme Sports Centre would also be visible immediately to the east of the hotel but would not be prominent in this view Further east, two of the four residential towers would rise above the roofline of the late-19th-century terrace on the east side of the High Road. The stepped height of

the towers combined with the form of the upper floors, comprising a chamfered grid left open to the sky, would allow visual permeability through the upper sections and reduce the overall mass and bulk of the towers in this view. Although the mass and scale of the proposals would have an impact on the view, the development would have a minor beneficial impact on the conservation area as a whole, with the stadium and hotel acting as a positive landmark at the centre of the view.

In summary while changing the current situation dramatically the proposals would be an enhancement of the currently consented scheme.

View 33: West side of the High Road opposite, and just north of junction with Bromley Road

This view is taken from the southern end of the North Tottenham Conservation Area looking north. The buildings on the west side of the High Road in this view are screened by an almost continuous row of trees. These trees and the open green area behind them add a welcome punctuation along an otherwise urban road. Hidden from view beyond the trees are 707 High Road, otherwise known as Moselle House, a Grade II listed building dating from the early 19th century, and 705 High Road, a locally listed building also dating from the early 19th century. To the south of these buildings is 701-703 High Road, a mid-20th century Community Sports Centre, also set back behind the open green.

The centre of the view is dominated by the High Road itself, with pavements either side. On the east side of the High Road to the far right of the view is Coombes House, a low quality post-war apartment block. North of this building the pavement widens and the terraced row of buildings immediately south of the site are set back from the High Road on a diagonal building line. These comprise a three-storey red-brick public house (formerly the Bell and Hare, now No.8) dating to the interwar period; a three-storey 20th-century building and, on the corner of Park Lane, a two-storey mid-19th-century building. On the opposite corner of Park Lane is a temporary Tottenham Hotspur ticket office and merchandise shop which detracts from the streetscape. Beyond this the Grade-II listed Warmington House is partially visible, its chimney stacks rising above a large tree located in the foreground and to the pavement. The adjoining Tottenham and Edmonton Dispensary is positioned much closer to the High Road so that in the middle distance of the view its blank return wall is prominent, with the eaves and front elevation of The Red House visible just beyond.

The hotel and stadium would be the most prominent elements in this view, with the dynamic prow containing the main ‘home-end’ south stand and heart of the proposed stadium development, extending over the southern podium, and the elegant hotel tower forming a striking focal point. The arched glass façade within the stadium south stand would allow a sense of the scale of the single-tier home stand as it is approached from the south and give views directly through the stadium bowl to the sky beyond. The hotel would tower above the three-storey buildings on the eastern side of the High Road but would have no impact on the immediate setting of those buildings set back behind trees on the western side of the road. Although the scale and design of the stadium and hotel would clearly differ from the retained surrounding buildings in this view, both would form a positive new landmark development adding a new dimension to the character and appearance of the conservation area.

At street level below, The Tottenham Experience building would reinforce the High Road building line in the form of a new two-storey terrace flanking the retained and fully restored Grade-II listed Warmington House. This new terrace, with glazed ground-floor shop fronts and cast-iron cladding to the upper levels, would match the scale and mass of the historic buildings flanking the High Road to the north and south and would also be in keeping with the locally listed Church of St Francis de Sale immediately opposite the site. The Tottenham Experience building would be a significant improvement on the arrangement of the buildings at 746-750 High Road which have lost their historic setting and have no coherent visual relationship with the High Road or each other. The proposed southern range of the Tottenham Experience building would be abutted by a fully-glazed entrance pavilion at the southern end that would also be prominent in this view. This would adjoin the southern steps to the podium, flanked on the opposite side by the landmark hotel building, providing a welcoming and obvious entrance to the Tottenham Experience building.

The proposed enhancements to the public realm along the High Road frontage, including the addition of street trees in front of the Tottenham Experience building, would substantially enhance the streetscape in this view.

Immediately east of the hotel the upper storeys of the western return elevation of the Extreme Sports Centre, articulated as a climbing wall, would be visible. This building would rise above the roofline of the public house on the east side of the High Road, and would be partially obscured by a large tree adjoining the pub. Its position, set back from the conservation area along Park Lane, and its subtle design would mean that it would have a neutral impact on the character of the conservation area overall, and in this view its height forms an appropriate step between the roofline of the stadium and that of the closest residential tower further east. The upper storeys of two of the four residential towers located further east along Park Lane would be visible in this view, the form of the upper floors, comprising a chamfered grid left open to the sky, allowing for visual permeability and reducing the mass and bulk of the towers.

Overall, the proposals would enhance the character and appearance of the conservation area in this view and would enhance the setting of the Grade-II listed Warmington House and the locally listed Church of St Francis de Sales opposite the site. The proposed development would have a negligible impact on the setting of the Grade-II listed Moselle House which is set back from the High Road within its own tree-lined area.

In summary, again, while changing the current situation dramatically the proposals would be an enhancement of the currently consented scheme.

View 34: West side of the High Road, just north of junction with Hampden lane

This view is taken from the southern end of the North Tottenham Conservation Area. On the western side of the High Road are the locally listed Nos. 641-663 (odd) High Road, a terrace of mid-late-19th-century red-brick buildings of four storeys with projecting single-storey shop units on the ground floor. On the east side of the High Road, in the foreground is a Georgian terrace set back from the High Road behind large and small street trees. This terrace includes the Grade-II listed No. 662 (at the far right of the view), which was gutted by fire during the 2011 riots and is undergoing renovation. Adjacent to the north are Nos. 664 & 666 (Moore House) also Grade-II listed and of three storeys with a semi-basement, round-headed doorcases, fanlights and panelled entrance doors approached by entrance steps. Adjoining Moore House to the north, but concealed from view by the large trees on the High Road, are Nos. 668 & 668A, which are also Grade-II listed and retain their original Regency blind boxes on the first floor windows. Partially visible in the middle distance is the stock brick front elevation and clock tower of the Grade-II listed gate building for the former Whitbread Brewery at 676 High Road. Beyond this the development along the east side of the High Road is characterised by larger 20th-century buildings interspersed with earlier 19th-century development that is all of a similar, approximately three-storey, height. Of these buildings Nos. 684, 684a & 684b and 686 to 690 are locally listed.

The proposals would see the curved form of the stadium terminating the view north along the High Road behind the slender hotel tower, which would rise above the roofline of the stadium in the centre of the view, its lower levels concealed by the terraced High Road buildings. Although clearly of a much larger scale, the stadium and hotel would form a positive landmark development in this view. The angled upper storeys of the Extreme Sports Centre would also be visible immediately to the east of the hotel; this would rise up above the top of the clock tower to the Grade-II listed Whitbread gate building and would therefore have a minor adverse impact on the setting of the building in this view. Further to the east the four residential towers would be concealed from view, behind the trees on the east side of the High Road in the summer months. They would be partially visible behind and to the west of the Georgian terrace in this view in the winter months but the trees would still form an effective visual buffer and this limited impact in one view of the listed terrace would not be harmful to the overall significance of the listed buildings.

Although the Extreme Sports Centre would have a minor adverse impact on the wider setting of the listed Whitbread gate building, the overall impact on the conservation area in this view would be minor beneficial as the stadium and hotel would act as a positive landmark at the centre of the view.

Views Affecting the Wider Setting of Designated Heritage Assets

Alexandra Park and Palace Conservation Area

View 1: Alexandra Palace and Park Conservation Area

This view is located within the Alexandra Palace and Park Conservation Area. The viewpoint looks east and is taken from an area of high ground in the park. The ground, which is turfed in the forefront of the view slops down until it reaches a bank of trees in the middle distance. Beyond the bank of trees the urban development of North London spreads out to the horizon. A number of tall buildings are visible breaking the general building line and these add interest to the view.

The proposals would be visible close to the centre of the view. The development would be a new landmark for Tottenham defining its position in North London. The tallest residential tower would rise up behind the proposed hotel building at the centre of the cluster of proposed buildings south of the stadium. The stepped form of the proposed towers, including the hotel, would break up the overall mass of development. The lower lying stadium would sit adjacent to the proposed hotel, with the diagonal line of its home stand end rising up towards the southern development.

By introducing a landmark development of improved overall design, the proposals would be an enhancement of the consented scheme in this view.

Tottenham Cemetery Conservation Area

View 10: Tottenham Cemetery Conservation Area

This view is located within the Tottenham Cemetery Conservation Area and looks east. The cemetery is also designated as Metropolitan Open Land in Haringey's UDP and is a cemetery on the Council's Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Local Historic Interest. The view is taken from in front of, and looking towards a Grade II listed War Memorial. The foreground of the view is characterised by a flagstone path leading to an area of gravestones and a bench which forms the memorial. The path is flanked by grass verges and manicured hedges that also enclose the area of gravestones. The middle ground of the view is entirely screened by a wall of large mature trees beyond which there are further trees, both within the area of the cemetery and along its eastern boundary.

This view shows that the proposed stadium, like the consented stadium, and proposed towers would not be visible in the summer months, being entirely concealed behind the wall of trees. In the winter months the development may be partially visible but would still be partly screened by the trees. The proposals would therefore have a neutral impact on the setting of the cemetery in this view.

Bruce Castle Conservation Area

View 11: Bruce Castle Conservation Area, north-western edge of Bruce Castle Park

This view is located within the Bruce Castle Conservation Area towards the north western edge of the park. Bruce Castle Park, in addition to Tottenham Cemetery, is also designated as Metropolitan Open Land in Haringey's UDP and is a park on the Council's Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Local Historic Interest. The view looks northeast towards the largely two storey residential development to the edge of the park; further to the east is a school building with a clay-tile covered pitched roof. The foreground of the view is characterised by the flat lawns of the park.

The proposed stadium would rise behind the existing development stepping up to the residential towers to the south. There would be a marked increase in the scale of development visible from the park in this view that would contrast significantly with the open and green character of the park. This would therefore result in 'less than substantial harm' to the wider setting of the Bruce Castle Conservation Area, however, during the summer months this harm would be mitigated by the trees in the park which when in leaf would conceal much of the stadium.

Although the proposed hotel and residential development would result in a greater visual impact in this view than the consented scheme, the consented proposals would also introduce a large-scale development in this view and would therefore also result in some 'less than substantial harm' to the setting of the conservation area.

View 12: Bruce Castle Conservation Area, southern end of Bruce Castle Park

This view is also located within the Bruce Castle Conservation Area. The viewpoint is located adjacent to and in front of the Grade-I listed Bruce Castle and looks north east. The topography of the park is very flat and views across it are largely screened by large mature trees. The park comprises large grassed areas traversed by footpaths, with areas of planting and a railing-enclosed children's play area.

Like the consented scheme, the proposals would not be visible in this view, being concealed behind successive banks of trees, and would therefore have a neutral impact on the wider setting of the conservation area and Grade-I listed Bruce Castle in this view.

View 35: Bruce Castle Conservation Area, Bruce Grove adjoining Edmansons Close

This view is located in the Bruce Castle Conservation Area looking northeast over Edmansons Close. In the foreground of the view is Bruce Grove road. In the middle distance are railings, bushes and trees which screen an open area of lawn forming the setting to a group of terraced Grade-II listed almshouses. The Sailmaker's Almshouses date from circa 1870 and flank three sides of the enclosed lawn with detached wings at either end. The buildings, which in this view are almost entirely concealed by the vegetation lining Bruce Grove, are two storeys and constructed from yellow stock brick with stone dressings and red brick eaves cornices with bands at first floor level. Visible at the centre of the view is the spire of the central gabled Gothic chapel. There are additional tall trees behind the terrace that extend up above its roofline in this view.

The majority of the proposed development would sit below the roofline of the Grade-II listed almshouses in this view. The upper sections of the two tallest residential towers extend above the general roofline but the tallest tower would be concealed behind the gabled roof form of the central chapel, while the second tower would be concealed by trees.

Tottenham Green Conservation Area

View 13: Tottenham Green Conservation Area, at the junction with Monument Way

This view is taken from the Tottenham Green Conservation Area. On the west side of the High Road, partially visible in the immediate corner is the locally listed Nos. 389 & 391, the former Tottenham Library, built in 1896 and more recently converted to flats. Beyond this building, set back from the road, is the Grade-II listed No. 401 High Road, a three storey late 18th century pair of semi-detached houses that now form a single building. In the middle distance of the view is the locally listed No. 413 High Road, formerly the Felvers Hall. Built in 1925, the hall has pitched roofs and mullion and transom fenestration. In the foreground of the view on the east side of the High Road is a disused single-storey public toilet, constructed in brick in a mock-Tudor style with pitched roofs that have deep eaves and mock strapwork, its windows are currently boarded. Adjacent to this further north along the High Road the buildings are set back from the road behind a large area of public realm planted with bushes, beyond which the low scale development of the High Road continues.

The slender southern elevation of the hotel tower would just be visible in this view, but would be partly obscured by mature trees along the High Road. The curved form of the stadium would also be partly visible at the centre of the view. The proposed development would act as a major landmark for Tottenham, with the hotel tower providing an important marker for North Tottenham and the stadium development in this longer view. The residential towers would not be visible in this view.

By introducing a landmark development of improved overall design, the proposals would be an enhancement of the consented scheme in this view.

Scotland Green Conservation Area

View 36: Scotland Green Conservation Area, west side of High Road opposite Aldi

This view is located with the Scotland Green Conservation Area. On the west side of the High Road in this view the buildings are set back from the pavement line behind front areas enclosed with boundary walls and railings. These buildings include Charlton Cottage, a late 18th century house of two storeys that is listed Grade II, and the Grade II* listed Nos. 583 and 585 High Road, a substantial early to mid-18th century house which now forms two dwellings. The second floor sash windows of this building can just be seen through the trees. The front railings to 583-585 High Road, set in a low brick wall and linked by brick pillars, are also listed Grade II. On the east side of the High Road there is an almost continuous terrace of three storey buildings with shopfronts at ground floor level. No. 596 in the foreground is a locally listed building of three storeys with single brick semi-circular brick arches supported by simple brick pilasters to the second floor sash windows. Beyond the terraced buildings on the east side of the High Road, the view is terminated by trees either side of the road that conceal views of the buildings further north.

The four residential towers would be seen from this position on the High Road rising above the tree line, but the stadium and hotel would be largely concealed to the west by the curve in the road. The towers would be prominent in the view along the High Road and would therefore result in some ‘less than substantial harm’ to the setting of the Scotland Green Conservation Area. This harm would be mitigated by the design of the towers, the upper storeys of which are chamfered and incorporate a grid left open to the sky, allowing for visual permeability and reducing their overall mass and bulk. The impact on the setting of the listed buildings on the eastern side of the High Road would be mitigated by the fact that these buildings are set back away from the High Road and the proposed development would have no impact on their immediate forecourt setting.

Bruce Grove Conservation Area

View 37: Bruce Grove Conservation Area, High Road, just north of junction with Bruce Grove

This view is located within the Bruce Grove Conservation Area. On the west side of the High Road, forming a terrace are the locally listed Nos. 513 to 525 (odd) and 527 to 543 (odd) High Road, with modern shopfronts at ground floor level. Visible in the distance on the west side of the High Road are the tall brick chimneys of No. 549. This is a substantial three storey mid-19th century locally listed bank building. On the east side of the High Road are Nos. 522 to 528 (even), a three storey locally listed building, with a curved corner to its façade, that incorporates bands of deep blue glazed brick and large timber casement windows with glazing bars on the upper floors divided by cast iron fluted Corinthian pilasters. It is a building of architectural merit which has poorly integrated supermarket retail units at ground floor level that detract. Adjacent is a modern red brick building on a single plot between Factory Lane to the south and Dowsett Road to the north, and beyond this the corner bay of Windsor Parade, Nos. 538 to 554 (even) High Road with its octagonal stucco turret supported on fan- shaped corbel vaults above a canted round headed recessed entrance porch. The elaborately detailed three storey terrace is locally listed and was constructed in 1907. The group of lower modern buildings further north are just visible beyond which the view is terminated by a number of mature trees.

Only the form of the residential towers would be seen from this position on the High Road rising above the tree line at the terminus to the view along the High Road. The towers would result in some ‘less than substantial’ harm to the wider setting of the Bruce Grove Conservation Area but this harm would be mitigated by the design of the towers, the upper storeys of which are chamfered and incorporate a grid left open to the sky, allowing for visual permeability and reducing their overall mass and bulk.

Appendix IV

Legislative Provisions and Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

> *in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*.

Similarly, section 72(I) of the above Act states that:

> *… with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area*.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2012). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to *'Conserving and enhancing the historic environment'*, the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

The NPPF has the following relevant policies for proposals such as this:

> *14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

The NPPF sets out twelve **core planning principles** that should underpin decision making (paragraph 17). Amongst those are that planning should:

- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing*

buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

With regard to the **significance** of a heritage asset, the framework contains the following policies:

> *129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 131 of the NPPF identifies the following criteria in relation to this:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

With regard to potential **'harm'** to the significance designated heritage asset, in paragraph 132 the framework states the following:

> *…great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*

With regard to 'substantial harm' to the significance of a designated heritage asset, paragraph 133 of the NPPF states the following;

> *133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
>
> - *the nature of the heritage asset prevents all reasonable uses of the site; and*
> - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
> - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
> - *the harm or loss is outweighed by the benefit of bringing the site back into use.*

With regard to **'less than substantial harm'** to the significance of a designated heritage asset, paragraph 134 of the NPPF states the following;

> *134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

In terms of the effect of an application on the significance of **non-designated heritage assets**, the NPPF states:

> *135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

In relation to the consideration of applications for development affecting the **setting of a designated heritage asset**, paragraph 137 of the document states the following:

> *Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

With regards to the loss of a building (or other element) which makes a positive contribution to a **Conservation Area**, paragraph 138 states this should be treated:

> *…As substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area…as a whole.*

National Planning Practice Guidance

The planning practice guidance was published on the 6th March 2014 to support the National Planning Policy Framework and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment. The relevant guidance is as follows:

> **Paragraph 3: What is meant by the conservation and enhancement of the historic environment?**
> The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.
>
> Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest.
>
> In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.
>
> Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

Paragraph 7: This states the following with regard to sustainable development:

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 8: What is "significance"?

"Significance" in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of the identified heritage asset's significance. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset.

Paragraph 9: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is a viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. The policy in addressing substantial and less than substantial harm is set out in paragraphs 132 – 134 of the National Planning Policy Framework.

Paragraph 17: How to assess if there is substantial harm?

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework.

Paragraph 20: What is meant by the term public benefits?

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset

Paragraph 39: What are non-designated heritage assets and how important are they?

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.

Paragraph 41: How are non-designated heritage assets identified?

When considering development proposals, local planning authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an

early stage in the process. Ideally, in the case of buildings, their significance should be judged against published criteria, which may be generated as part of the process of producing a local list.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

The purpose of the Good Practice Advice note is to provide information on good practice to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the relate guidance given in the National Planning Practice Guide (NPPG).

Note 2 'Managing Significance in Decision-Taking'
This note provides information on:

assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

It states that:

The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance.

In their general advice on decision-taking, this note advises that:

Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.

Paragraph 6 highlights the NPPF and NPPG's promotion of early engagement and pre-application discussion, and the early consideration of significance of the heritage asset in order to ensure that any issues can be properly identified and addressed. Furthermore, the note advises that:

As part of this process, these discussions and subsequent applications usually benefit from a structured approach to the assembly and analysis of relevant information. The stages below indicate the order in which this process can be approached – it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate.

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The Assessment of Significance as part of the Application Process

Paragraph 7 emphasises the need to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process, in order to form a successful development, and in order for the local planning authority to make decisions in line with legal objectives and the objectives of the development plan and the policy requirements of the NPPF.[1]

8. Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

9. Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

10. Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives.
11. To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.

Conservation Principles and Assessment

Conservation Principles (2008) explores, on a more philosophical level, the reason why society places a value on heritage assets beyond their mere utility. It identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. These values can help shape the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.[2]

Opportunities to Enhance Assets, their Settings and Local Distinctiveness

52. Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will

have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation.

Design and Local Distinctiveness

53. Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- *The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

Note 3 'The Setting of Heritage Assets'

This note provides guidance on the setting of heritage assets, which is separate to issues of curtilage, character or context.

The Extent of Setting

4. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.

The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. Extensive heritage assets can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. I.e. A conservation area will include the settings of listed buildings and have its own setting.

Views and Setting

5. The contribution to the setting of a heritage asset can be expressed through a wide variety of views.

6. Views which contribute more to understanding the significance of the heritage asset include:

- *those where relationships between the asset and other historic assets or places or natural features are particularly relevant;*
- *those with historical associations, including viewing points and the topography of battlefields;*

- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and*
- *those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.*

Even if recent unsympathetic development has affected the setting or views of a heritage asset, consideration will still be given to whether developments would further detract or enhance the significance of the asset.

Setting and the Significance of Heritage Assets

9. Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset, which may vary from asset to asset….Therefore, implications of development affecting the setting of heritage assets should be considered on a case-by-case basis.

Setting and urban design

The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, and often relate to townscape attributes such as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

Setting and economic and social viability

Sustainable development under the NPPF can have important positive impacts on heritage and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic and social viability of a heritage asset can be diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development.

A staged approach to proportionate decision-taking

10. Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.

Local Policy

Haringey's development plan is made up of the London Plan 2011, the Local Plan: Strategic Policies 2013 and the Saved UDP Policies.

Haringey's Local Plan Strategic Policies 2013 - 2026 (March 2013)

Policy SP12 of the Local Plan Strategic Policies is of relevance to the proposals.

SP12: CONSERVATION

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site. The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view

from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

Policy SP12 notes the following about the Tottenham High Road Historic Corridor:

The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development. Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and, occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix. The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent to the Tottenham High Road Historic Corridor, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.

Haringey Unitary Development Plan (adopted July 2006) Saved Policies: March 2013

The following saved policies are of relevance to the proposals:

CSV4: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS
The Council will require that alterations or extensions to listed buildings:
a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
b) relate sensitively to the original building; and
c) do not adversely affect the setting of a listed building.

An important part of Haringey's history is written into the pattern of its development, and the image of Victorian and Edwardian terraces and neighbourhoods typifies the borough for many of its residents. Each historic property is an important part of a unified terrace or street. As such, alterations and extensions should have regard to the guidance set out in Conservation and Archaeology SPG2. It is important to preserve the original features such as windows, doors and doorways, garden walls, brickwork, mouldings, chimneys, railings, paths and roof tiles, as the loss of these features greatly affects the overall balance and elegance of whole terraces.

CSV5: ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS
The Council will require that alterations or extensions to buildings in Conservation Areas:
a) preserve or enhance the character of the Conservation Area; and
b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

Alterations and extensions to buildings in Conservation Areas should have regard to the guidance set out in Conservation and Archaeology SPG2. If the Council feels that a Conservation Area is at risk from the loss of original features or from alterations such as, the demolition of original walls to form parking places in front gardens, the addition of storm porches, or the installation of Unplasticised Polyvinyl Chloride (UPVC) windows, it may issue an Article 4 Direction. This limits the changes a homeowner can make without the Council's permission. There are currently three Article 4 Direction Areas in Haringey, details of which are given in table 11.2. The areas concerned are: Noel Park, Tower Gardens and Rookfield.

CSV7: DEMOLITION IN CONSERVATION AREAS

The Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.

In some exceptional cases, if substantial community benefit would result from total or substantial demolition of buildings in Conservation Areas the Council may consider this to be acceptable. Each case will be judged on its merits and weighed against arguments in favour of a building's preservation. Further information is available in the Conservation and Archaeology SPG2. Haringey's historic buildings and Conservation Areas are cherished landmarks that relate to the borough's history and give it a vital sense of place. Local people want these areas and landmark buildings to be protected.

Haringey's Supplementary Planning Guidance (SPG) 2: Conservation and Archaeology

This SPG, referred to in the relevant saved policies of the Unitary Development Plan, provides guidance with regard to the preservation and enhancement of conservation areas and the protection of historic buildings. Although in draft form (with reference to the superceded PPG15), the SPG carries material weight for the determination of planning applications. It contains the following relevant guidance:

4. PRESERVATION AND ENHANCEMENT OF CONSERVATION AREAS

4.1. The Council will seek to preserve and enhance the character and appearance of conservation areas and will promote proposals within, adjacent to, or affecting a conservation area that preserve or enhance the appearance, character or setting of the local area. The Conservation Area Appraisals
contain special guidance identifying the local distinctiveness of individual conservation areas, the types of buildings within them that are to be preserve and/or enhanced, and the weight to be given to the preservation or enhancement of these characteristics and features as against other development needs. The Council will:

1. Protect from demolition buildings and structures which make a positive contribution to the character or appearance of the area and which define its identity.

2. Ensure that all new build developments, and improvements to existing buildings and structures, are of high aesthetic design standards, and that they respect and are sympathetic to the particular local character or appearance of the conservation area involved. New developments should have regard to the contribution to local character provided by (i) existing historic property plot sizes, (ii) traditional uses or mixes of uses, (iii) characteristic materials scaling of contemporary buildings and detailing, (iv) local views, (v) the extent to which traffic intrudes or reduces the enjoyment of an area by pedestrians, (vi) the intensity of development in the locality.

3. Protect trees that are of public amenity value and contribute to the character of the area.

4. Insist that changes of use respect and enhance the local historic as well as visual character of the conservation area.

5. Protect local views, landmarks and topographical features, either within or adjacent to the conservation area, particularly key vehicular or pedestrian approaches, having regard to the policies and local views identified in the local conservation area appraisal.

4.2. The Council is required to have special regard to the desirability of preserving or enhancing the character and appearance of conservation areas (areas designated for their special architectural or historic importance). Schemes should avoid harming the character and appearance of a conservation area, and where possible, positively enhance it by appropriate standards of design, layout and arrangement. Preservation of character and appearance can be achieved by simply avoiding harm, or by taking appropriate steps to reinforce local character. In some cases upgrading buildings, carrying out repairs, or constructing new buildings of quality can enhance the quality of an area.

B. Demolition, Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas

B.1. Applications to demolish whole or substantial parts of buildings or for planning permission to change the appearance of, or remove parts of buildings or other structures in conservation areas will be considered in relation to the criteria below. Applications for demolition will not be agreed where the building or part of the building positively contributes to the overall character or appearance of the building, its setting, or the wider conservation area or setting.

1. Applications will be assessed in relation to the contribution to local character made by the building, its features, its materials, or its architectural integrity and quality, having regard to local historical information and any local character assessment. A building of no great architectural quality may still importantly contribute to local character through its contribution to local historic plot layout, traditional or historic use or mix of uses of the area, characteristic local materials, locally appropriate scaling and detailing, or contribution to local vistas and townscape character.

2. Conservation area consent for full or substantial demolition will not be granted in advance of detailed acceptable proposals for the replacement development, for which full planning permission has been granted and consent will be conditioned, where appropriate, so as to tie demolition to implementation of a full scheme for development.

B.3. The contribution of an unlisted (or locally listed) building in a conservation area is assessed in this guidance broadly in relation to criteria proposed by PPG15. The minor architectural features referred to in this guidance may, where appropriate, include roof coverings, chimney stacks and pots, windows, doors, garden walls render, pointing, or other features.

D. Materials

D.1. New development, alterations or extensions to buildings in conservation areas will be expected to use traditional or other durable natural materials that preserve or enhance the character and appearance of the conservation area.

5. PROTECTION OF HISTORIC BUILDINGS

5.1. The Council will seek to protect the special interest of buildings of architectural or historic interest and in particular will:

2. Protect Historic Buildings from demolition or substantial demolition. Historic Buildings will also be protected from alterations detrimental to their special interest, where the Council has powers to do this. Removal of architectural features from unlisted buildings will require planning permission where the result would materially affect the external appearance of the building. Such changes will not be permitted if prejudicial to the building's special interest, appearance or character, or the local distinctiveness of the area.

5.2. Historic Buildings are buildings of historic or architectural interest, some of which are listed on the statutory national list and others on the Borough's own local list. Buildings on the statutory list are referred to as listed buildings and buildings on the Borough's own Local List are referred to as Locally Listed Buildings. Strategic Guidance draws attention to the intrinsic architectural diversity and quality of London's Historic Buildings. The Government's policies for buildings of architectural and historic interest are set out in PPG 15, and include a presumption against the demolition of locally listed buildings and unlisted buildings that make a contribution to the character or appearance of a conservation area.

5.3. Buildings will be added to the Council's local list as resources for survey work permit. Buildings and structures will be added for their architectural or historic interest, for the contribution to local townscape, for example, through their familiarity or role as landmarks. Locally Listed buildings are not protected from internal

change, but they are normally fully protected from partial demolition and in conservation areas from total or substantial demolition.

5.4. Buildings on the Borough's local list will be subject to the same conservation guidance and objectives in so far as planning control can achieve this. Buildings may be protected in legislation from demolition if they are houses within a conservation area, or if the demolition forms part of a development scheme.

A. Uses of Historic Buildings

1. Change of use of a Listed Building or building on the local list, will be decided having regard to paragraphs 3.8 - 3.11 of PPG15. The best use will very often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option. The new or adapted use should minimise loss of character, fabric, interior or setting.

3. In determining applications for a change of use of historic buildings, the Council will seek to negotiate with the applicant before the change of use is granted in order to obtain a detailed scheme of refurbishment. Where appropriate, this scheme will be the subject of an agreement under section 106 of the 1990 Act.

A.1. PPG 15 says that "Judging the best use" for a listed building "is one of the most important and sensitive assessments that local planning authorities and other bodies involved in conservation can make". In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting.

A.2. In order to facilitate the re-use of listed buildings, in accordance with Government advice, the Council will give weight to the architectural and historic value of buildings in considering uses which might not accord with other UDP policies but will look as favourably as possible on the opportunities of preservation and enhancement afforded by the proposed change of use.

B. Works to Historic Buildings Affecting their Special Interest

1. Wherever possible all existing fabric, detailing and the contemporary features of Historic Buildings should be preserved, repaired or if missing replaced. All works whether repairs or alterations must be carried out in a correct scholarly manner, under proper supervision by specialist labour where appropriate. Proposed works should not harm the structural stability of Historic Buildings.

2. Alterations or extensions to Historic Buildings and any works within the curtilage affecting their special interest will be permitted if they are shown to be necessary and in no way detrimental to the architectural or historical integrity and detailing of the exterior of the buildings, and to valuable interiors, or where they are they are in accord with the period style, detailing and material of the building. Original plan forms should be preserved and their integrity not compromised. Extensions will be permitted where they relate sensitively to the original building. Where an existing roof is of specific architectural or historic interest it should be preserved. Openings in the party wall between a historic building and another building will not be permitted.

3. The Council will encourage private, voluntary or public owners of listed buildings to make the best use of under-used Historic Buildings, to include sensitive maintenance, repair and improvement.

B.1. Alterations to listed buildings should be confined to the minimum and should protect their special interest. Principles of repair and alteration to listed buildings are included in Annexe C to PPG 15, and interpreting this policy, the Council will pay regard to this guidance, and to English Heritage advice and policy.

E. Character and Setting of Historic Buildings

E.1. The Council will resist development proposals and works that adversely affect the special architectural and historic interest and setting of Historic Buildings.

E.2. The Council wishes to protect the special interest and settings of Historic Buildings in the Borough from inappropriate development.

F. Locally listed buildings - Historic Buildings not on the Statutory List

2. Schemes requiring the demolition of buildings of local interest will not normally be permitted, and in Conservation areas applications for the demolition of locally listed buildings will normally be refused, in accordance with the UDP policy. In the case of Locally Listed Buildings and in other appropriate cases, the Council may seek Article 4 Directions to remove permitted development rights to demolish.

3. The Council will encourage the maintenance and restoration of buildings of local interest and seek to apply the standards for historic buildings above in so far as this is feasible. Development proposals affecting buildings on the Local List must not detract from the building's character or setting.

F.2. Buildings of local interest in Haringey (locally listed buildings) often play a crucial role in anchoring local visual and historic identity. Locally listed buildings may also act as a significant focus encouraging urban vitality, environmental quality and regeneration. The Council attaches special importance to their protection.

The London Plan Policies (Revised Early Minor Alterations 2013)

On 11 October 2013, the Mayor published Revised Early Minor Alterations to the London Plan. These are for consistency with the National Planning Policy Framework. The Revised Early Minor Alterations are operative as formal alterations to the London Plan. The London Plan contains policies that would both affect directly and indirectly the historic environment and development of locations such as this. It states:

Policy 7.8

Heritage assets and archaeology

Strategic

A *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

B *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

Planning decisions

C *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

D *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

Policy 7.9

Heritage-led regeneration

Strategic

A *Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

Planning decisions

B *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

Appendix V

Key to the 1844 Tithe Map

Number	Name and Description	Land Owner	Occupiers
428	House, buildings & garden	Thomas Clarke Junior	Himself
429	Garden Etc.	Thomas Clarke Junior	Himself
430	House & buildings	Thomas White West	None
431	House, buildings & yard	Thomas White West	John Cock
432	Garden	Thomas White West	John Cock
433	House, buildings & yard	Thomas White West	Elizabeth Wigglesworth
434	Garden	Thomas White West	Elizabeth Wigglesworth
435	Garden	Thomas White West	Thomas Dawe
477	Orchard	Samuel Gittens	Moore
478	House & buildings	Samuel Gittens	Samuel Staples
479	House & buildings	Charles Ansell	Mary Addis
480	Garden	Charles Ansell	Mary Addis
481	House & buildings	Charles Ansell	Miss Pinkerton
482	Garden	Charles Ansell	Miss Pinkerton
483	Building & yards	Charles Ansell	Miss Pinkerton
484	Pleasure Garden	Charles Ansell	Emma Louisa Arnold
485	House & buildings	Charles Ansell	Emma Louisa Arnold
486	House & buildings	Charles Ansell	Himself
487	Two gardens	Charles Ansell	Himself
488	Two gardens	Charles Ansell	A H. Higgins
489	House & buildings	Charles Ansell	A H. Higgins

Appendix VI

Listed Buildings and Locally Listed Buildings in the North Tottenham Conservation Area

Listed Buildings
Grade II* Listed Buildings

East Side
790 High Road (Dial House)
796 High Road (Percy House)
Forecourt walls and railings to No.796 (Percy House)
808 - 810 High Road

Grade II Listed Buildings

East Side
No. 662
Nos. 664 & 666
Nos. 668 & 668A
No. 670
No. 676 (southern gate building at former Whitbread brewery including gate piers, gates and railings)
No. 744 (Warmington House) 792 High Road
794 High Road
798 - 802 High Road
816 - 818 High Road
820 High Road
822 High Road

West Side
No. 639 (including Lordship Lane & High Road boundary walls)
Nos. 695 & 697
Tottenham Baptist Church (including boundary gates & railings)
No. 699 (fronting onto Chapel Stones)
Wall on the south side of Chapel Stones (running west from No. 699 to James Place and south to the factory building)
No. 707 (fronting onto Church Road)
Nos. 797 & 799
Nos. 819 & 821
Nos. 867 & 869

Kings Road (north side)
No. 2 (including boundary walls)

Lansdowne Road (south side)
Church of St Mary

Lordship Lane (north side)
Nos. 8 to 18 (even)

White Hart Lane (south side)
No. 7

White Hart Lane (north side)
Nos. 32, 34 & 34A

Locally Listed Buildings

St Francis De Sales church and Primary School
Former Catholic Chapel and Pastor's House, Chapel Place
Tottenham Baptist Hall, Chapel Stones
No. 628 High Road
No. 634 High Road
Nos. 636 & 638 High Road
No. 676A (former Whitbread's Brewery Offices) High Road
Nos. 684, 684A & B High Road
Nos. 686 to 579 (even) High Road
Nos. 698 &700 High Road
Nos. 704 & 706 High Road
No. 742 High Road
No. 746 (former Tottenham and Edmonton Dispensary) High Road
No. 748 (former Red House) High Road
No. 750 (for White Hart Public House) High Road
Nos. 754 to 766 (even) High Road
No. 814 (former Barclay's Bank) High Road
Nos. 840 to 850 (even) High Road
Nos. 860 & 862 (Coach & Horses Public House) High Road
Nos. 641 to 663 (odd) Criterion Buildings, High Road
Nos. 665 to 683 (odd) Criterion Buildings, High Road
Nos. 685 to 689 (odd) High Road
Tottenham Baptist Hall (fronting Chapel Stones)
No. 705 High Road
Wall to north of No. 707 High Road
No. 729 (St Francis de Sales Church) High Road
St Francis de Sales Church, High Road
Electricity Substation (adjoining Library) High Road
Nos. 743 to 757 (odd) High Road
Nos. 759 (The Whitehall Tavern Public House) High Road
Nos. 769, 771 &771A High Road
Nos. 773 to 779 (odd) High Road
Nos. 793 & 795 (former Natwest Bank) High Road
Nos. 801 to 805 (odd) (The Bricklayer's Arms PH) High Road
Nos. 809 & 811 High Road
Nos. 813 to 817 (odd) High Road
Nos. 823 to 829 (odd) High Road
Nos. 841 & 843 (The Chequers Public House) High Road
Nos. 847 to 853 (odd) High Road
No.865 High Road
Cattle Trough near Borough boundary, High Road
No. 1A (former JAP Motor Cycle & Racing Car Engineering Works) Lansdowne Road
Nos. 2 to 6 (even) Northumberland Park
Nos. 2 & 4 Park Lane

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Endnotes

1 Historic England. *Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking* (2015) p3

2 Historic England. *Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking* (2015) p5

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